



State of New Jersey

DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE OF PLANNING ADVOCACY
PO Box 820
TRENTON, NJ 08625-0820

PHILIP D. MURPHY
Governor

LT. GOVERNOR TAHESHA L. WAY
Secretary of State

MELANIE WILLOUGHBY
BAC Executive Director

WALTER C. LANE
Acting Executive Director

Cross Acceptance Negotiation Phase – First Interim Report July 17, 2025

The Office of Planning Advocacy (OPA) is pleased to provide this report, in accordance with N.J.A.C. 15:30-4.5(b), on the Cross Acceptance Negotiation Phase.

Upon the official release of the Preliminary State Development and Redevelopment Plan on December 6, 2024, the Cross Acceptance process began. In compliance with N.J.A.C. 15:30-3.1(c), OPA then conducted twenty-two (22) in-person public hearings—one in each Negotiating Entity's jurisdiction. That is, all twenty-one (21) counties, as well as the Highlands Council.

Following the completion of the public hearings in late March 2025, OPA advised all twenty-two (22) Negotiating Entities to submit their Cross Acceptance Responses by May 30, 2025. As these Cross Acceptance Responses were received, OPA staff worked diligently to review and catalogue all comments and critiques on the Preliminary State Development and Redevelopment Plan.

As the Cross Acceptance Responses were reviewed, it became apparent that consistency with the goals of the Preliminary State Development and Redevelopment Plan has already been broadly attained. All jurisdictions, whether regional, county, or municipal, reported at least substantial consistency, if not total consistency, with the new goals. And while they differed in content, the Cross Acceptance Responses echoed certain themes of criticism which, when taken as a whole, highlighted the portions of the Preliminary State Development and Redevelopment Plan most in need of refinement as the Cross Acceptance process progresses. In keeping with N.J.A.C. 15-30-3.10 and relevant public noticing requirements, OPA made the Responses and their adopting resolutions available to the public. A schedule of Negotiation Sessions—two for each Negotiating Entity—was produced and properly noticed in compliance with the provisions of the Open Public Meetings Act, and was posted to the OPA website.

Throughout the month of June 2025, OPA staff met with representatives of each Negotiating Entity to discuss the content of each Cross Acceptance Response, to identify issues requiring negotiation, and to produce an agenda to guide future Negotiation Sessions. These "Prep Meetings" were convened in accordance with 15:30-4.5(a)1-2. and, in accordance with all relevant rules and regulations, each agenda was posted to the OPA website once it was finalized. Any comments not included these agendas will be shared with the members of the State Plan Commission (SPC) as well as all of OPA's state agency partners.

Since the beginning of July 2025, the SPC's negotiating committee has so far met with the authorized representatives of Negotiating Entities in twelve (12) public Negotiation Sessions. These Negotiation Sessions have been productive and efficient. In each of the twelve (12) sessions, all agenda items have been addressed, and each Negotiating Entity elected to forego their second scheduled session.

The substantive portions of the agenda for each Negotiation Session are being presented in two parts. An "Appendix A" is presented first; this contains items for negotiation that have been taken directly from the Negotiating Entity's Cross Acceptance Response and any supplemental municipal submissions. An "Appendix B" is then presented; this is comprised of a standardized list of items that have been gleaned from multiple Cross Acceptance Responses and/or comments received through other means, all of which OPA staff have deemed to be of statewide relevance. During discussion of both appendices, members of both negotiating committees and any municipal representatives in attendance are welcome to offer input for the purposes of coming to an agreement, if possible. Following the completion of all agenda items, members of the public are given the opportunity to comment.

For the vast majority of items discussed to date, the SPC's negotiating committee has committed to consider revising the pertinent content of the Preliminary State Development and Redevelopment Plan. When a Negotiation Session participant requests a definition of a term contained in the Preliminary State Development and Redevelopment Plan, those requests have been noted. In most cases, Negotiation Session participants have acceded to the State Planning Commission's decision to pause consideration of all proposed amendments to the State Plan Policy Map until after the adoption of the new State Development and Redevelopment Plan.

Instances in which the State Planning Commission's negotiating committee has objected to a request from a Negotiating Entity or member of the public have been minimal. One such instance occurred at the request of one Negotiating Entity to reorder the State Development and Redevelopment Plan's ten (10) goals in order of importance to the State. The SPC's negotiating committee was inclined to disagree with this request to prioritize the goals, as they are all of equivalent significance to current and future planning in New Jersey.

It should be noted, as per the parameters of his recusal, that Acting Executive Director Walter Lane has refrained and will continue to refrain from any and all discussions pertaining to his prior position as the Director of Planning for the County of Somerset. These matters include: 1) all matters broadly pertaining to Somerset County, 2) all discussion of the Sourlands Mountain Region as a potential Special Resource Area, 3) all discussion of the removal of expirations for designated centers, and 4) all discussion of the West Trenton Passenger Service Reactivation. In so keeping, the Acting Executive Director has not reviewed Somerset County's Cross Acceptance Response, and has not participated in Somerset County's Prep Meeting or Negotiation Session. If and when any topic included in his recusal comes up during any Prep Meeting or Negotiation Session with another Negotiating Entity, the Acting Executive Director has and will continue to excuse himself from the conversation.

Tables summarizing the product of all Negotiation Sessions held to date are attached hereto. These, as they are accumulated after each Negotiation Session, will form the basis of the Draft Statement of Agreements and Disagreements, which, in compliance with N.J.A.C. 15:30-4.6, will be submitted for the SPC's review and approval. Cross Acceptance will conclude with the SPC's approval of the final Statement of Agreements and Disagreements.

The Office of Planning Advocacy remains confident that the final State Development and Redevelopment Plan can be adopted by the end of 2025. Amidst the tightly compressed timeline of the Cross Acceptance process, members of the public and representatives of local governments are still being given ample opportunity to contribute substantively to the shaping of New Jersey's new State Plan. Important considerations are being raised and addressed, and the entire process is proceeding in conformance with the State Planning Rules and all other relevant regulations.

Following the completion of the Negotiation Sessions, OPA will release another summary report of the Cross Acceptance Negotiation Process as well as the Draft Statement of Agreements and Disagreements.

Respectfully submitted,



Lisa Avichal
Senior Planner

Appendix A: Morris County Cross Acceptance Response Items							
PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC Negotiating Committee Response	County/NE AGREE/DISAGREE	NOTES
Economic Development	20	28	Jobs-to-housing ratio does not reflect internet-based retail.	Randolph	Will address in revised final draft plan.	AGREE	
Housing	23	39	Clarify how housing goals pertain to areas lacking public transportation.	East Hanover	Will address in revised final draft plan.	AGREE	will provide additional language to clarify/expand - not "one-size fits all"; consider distance from transit
Housing	23	Agenda-03	Housing development must work within the confines of environmental limitations and utility constraints. This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints.	East Hanover	Will address in revised final draft plan.	AGREE	
Housing	25	27	Firm retention & support to industrial/tech/science sectors are better catalysts of economic growth than housing.	East Hanover	Will address in revised final draft plan.	AGREE	
Housing	26	28	Housing/nonresidential uses balance should note services for residential often exceeds taxes generated.	Randolph	Will address in revised final draft plan.	AGREE	
Housing	26	Agenda-03	"In areas where water, wastewater, and transportation infrastructure is available, allow for increased residential development densities as a consideration for providing required affordable housing set-asides."	East Hanover	Will address in revised final draft plan.	AGREE	
Housing	26	Agenda-03	This text should be revised to recognize water and wastewater limitations.	East Hanover	Will address in revised final draft plan.	AGREE	
Housing	26	Agenda-03	"Where a municipality has limited land suitable for development, redevelopment options, up-zoning or other similar solutions must be implemented to meet constitutional requirements."	East Hanover	Will address in revised final draft plan.	AGREE	
Housing	26	Agenda-03	Remove the word, "must."	East Hanover	Will address in revised final draft plan.	AGREE	
Natural & Water Resources	43	Agenda-10	Long Hill recommends involving regional entities, including the State, to coordinate with municipalities within each watershed or management area in order to address issues at a regional, rather than municipal, level.	Long Hill	Will address in revised final draft plan.	AGREE	
Natural & Water Resources	44	Agenda-04	"Municipal master plans and zoning ordinance should make it explicit that habitat restoration is expected to occur as part of any (re)development project, to the extent feasible."	East Hanover	Will address in revised final draft plan.	AGREE	
Natural & Water Resources	44	Agenda-04	Habitat restoration should be regulated at the NJDEP level, not the municipal level.	East Hanover	Will address in revised final draft plan.	AGREE	
State Plan Policy Map	71	65	Weigh existing/planned public sewers heavier when considering PA designations.	Morris County	Will address in revised final draft plan.	AGREE	
State Plan Policy Map	71	68	Consider population ceilings, density, employment, housing density, housing types, etc. when designating PAs.	Morris County	Will address in revised final draft plan.	AGREE	revise distinctions within PAs
State Plan Policy Map	71	68	Consider greater distinctions between urban, suburban, and exurban PA subcategories.	Morris County	Will address in revised final draft plan.	AGREE	
State Plan Policy Map	78	65	Incorporate less intensive requirements for center designation, possibly outside Plan Endorsement.	Morris County	Will address in revised final draft plan.	AGREE	

Implementation	83	Agenda-04	<p>“Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities.”</p> <p>East Hanover takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised. It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level. It is unclear how a municipality would be determined to “lack resources” and who would make the determination.</p>	East Hanover	Will address in revised final draft plan.	AGREE	
State Plan Policy Map		25	All wetlands along Route 24 and the Passaic River should be located in a PA5 designation.	Chatham Boro	To be addressed in the future.	AGREE	
State Plan Policy Map		25	The Township is considering potentially removing a sewer service area along River Road which is designated as a PA1 area. At this time, the Township will be conducting meetings with the residents to receive feedback on this potential change and is not able to make any recommended revisions to the Planning Area mapping. However, it should be noted that this area is adjacent to the Passaic River and should be protected from sprawl or over development. In addition, it should be noted that the stream (Black Brook) running through the Fairmount Country Club is designated as a Category 1 stream. Given the environmental importance of this stream, it is recommended that the State Plan take into account environmental resources like this and if located in a PA1 area, the State Plan mapping identify these resources accordingly.	Chatham Twp	To be addressed in the future.	AGREE	
State Plan Policy Map		25	East Hanover requests that the Township’s designation of PA1 be amended to PA2 Suburban	East Hanover	To be addressed in the future.	AGREE	
State Plan Policy Map		25	The State Plan Map for Florham Park shows it as almost entirely PA1. This should more likely be PA2, Suburban.	Florham Park	To be addressed in the future.	AGREE	
State Plan Policy Map		25	There is an area along the Passaic River that is PA5 on the Livingston side, but not on the Florham Park side.	Florham Park	To be addressed in the future.	AGREE	
State Plan Policy Map		25	on the western side of town there is a small pocket designated as "Park". This appears to be an error.	Florham Park	To be addressed in the future.	AGREE	
State Plan Policy Map		25	change PA5 to PA2	Long Hill	To be addressed in the future.	AGREE	
State Plan Policy Map		26	there are several areas that we request be reclassified from PA1 (Metropolitan) to PA5 (Environmentally Sensitive). [see pages 30-31]	Madison	To be addressed in the future.	AGREE	
State Plan Policy Map		68	amend map to establish consistency in the Highlands Region	Morris County	To be addressed in the future.	AGREE	
State Plan Policy Map		Agenda-08	designate former Exxon site as PA5	Florham Park	To be addressed in the future.	AGREE	
State Plan Policy Map		Agenda-08	add all open space to map	Florham Park	To be addressed in the future.	AGREE	
State Plan Policy Map		Agenda-16	add all parks to PA8	Randolph	To be addressed in the future.	AGREE	

Appendix B: Statewide Policy Issues (Morris County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	County/NE Response	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	Clarification and definitions are ok	Agree	
General		Formatting of document will be done for revised draft final	State	Ok	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	Ok	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	ok	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	clarification on this is good. Intent is good as well.	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	depends on clarifying definition on Special Resource Areas	Will make recommendation after speaking with other counties	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	possibly create new layer.	Will make recommendation after speaking with other counties	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	any benefits that can be further outlined should be defined.	Agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Yes, provide criteria	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	subcategories do not need be 1sq mile. The subcategories should be included in the sum.	Will make recommendation after speaking with other counties	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	Agree	Agree and will provide criteria in revised draft plan	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	include floodplains and wetlands	Will make recommendation after speaking with other counties	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Agree	Agree and will provide criteria in revised draft plan	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Agree	Agree and will provide criteria in revised draft plan	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Agree	Agree and will provide criteria in revised draft plan	

State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Sounds reasonable with municipality still keeping up with PIA	Agree and will provide criteria in revised draft plan	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	Agree	Agree and will provide in revised draft	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	or another alternative map element	Will make recommendation after speaking with other counties	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	Agree	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree and will provide clarifying language in revised draft	

Appendix A: Somerset County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC Negotiating Committee Response	County/NE AGREE/DISAGREE	Notes
General		Agenda-01	Embed equity as a cross-cutting principle across all goals	Bernards, Bedminster, Somerset County	Will address in revised final draft plan.	AGREE	
General		49	The Borough is a built-out, historic community and there are not many recommendations within the State Plan to address communities such as Rocky Hill, more so suburban versus urban.	Rocky Hill	Will address in revised final draft plan.	AGREE	no "one-size-fits-all" language
Housing	23	Agenda-01	Tailor housing strategies in the Plan to reflect physical and market-based constraints in built-out communities.	Somerset County	Consider addressing in final draft plan.	AGREE	
Housing	27	Agenda-01	Include stronger encouragement for municipal zoning reforms that allow for and promote ADUs.	Somerset County	Will address in revised final draft plan.	AGREE	include examples
Infrastructure	30	Agenda-02	Encourage exploration of microtransit and flexible bus service expansions based on need and operational feasibility.	Montgomery, Somerset County	Will address in revised final draft plan.	AGREE	
Climate Change	39	Agenda-02	Recommend the coordination of stormwater management and development in flood zones.	Raritan, Somerset County	Will address in revised final draft plan.	AGREE	
Climate Change	39	Agenda-02	Provide examples of how zoning can be utilized to impact stormwater management and development in flood prone areas.	Raritan, Somerset County	Will address in revised final draft plan.	AGREE	
Climate Change	41	77	The Borough of Raritan appreciates mention in the State Plan about coordinating coastal and riverine management programs to address flooding in a more comprehensive manner. That being said, the Borough would appreciate inclusion of more specific objectives relating to facilitating such coordination to ensure that the relevant state and regional agencies follow up on the recommendation.	Raritan	Will address in revised final draft plan.	AGREE	
Equity	55	Agenda-01	Include explanatory text within the Equity Goal identifying how equity considerations should be applied across all other goals in the Plan.	Somerset County	Will address in revised final draft plan.	AGREE	
Equity	55	10	expanded regional transit access remains a priority. Addressing existing gaps would support equitable mobility throughout the region.	Somerset County	Will address in revised final draft plan.	AGREE	
Comp Planning	62	Agenda-02	Establish a Special Resource Area recognition within the SDRP with tailored development and conservation guidance, similar to the Highlands or Pinelands "planning areas."	Somerset County	Will address in revised final draft plan.	AGREE	
SPPM	68	Agenda-02	Develop new classifications and guidance specific to urban environmental challenges.	South Bound Brook, Somerset County	To be addressed in the future.	AGREE	potential mapping change in vicinity of canal
SPPM	68	Agenda-02	Provide an alternative framework or method that ensure areas with urban environmental features are considered in a way that supports equitable revitalization.	Raritan, Manville, Somerset County	Will address in revised final draft plan.	AGREE	
SPPM	68	15	State Plan should consider a category for urban environmentally sensitive lands and strategies for how to restore them or otherwise reintegrate them into urban open and green space to fulfill their original ecological role in an urban context.	Manville	Consider addressing in final draft plan.	AGREE	
SPPM	68	76	State Plan should consider a category for urban environmentally sensitive lands and strategies for how to unconstrain them or otherwise reintegrate them into urban open and green space to fulfill their original ecological role in an urban context.	Raritan	Consider addressing in final draft plan.	AGREE	
SPPM	76	Agenda-01	Augment clarity of criteria and transparency of CES/HCS designation; consider a "Locally Verified CES/HCS Overlay Zone that allows municipalities to contribute data and propose modifications subject to State review	Bernards	Will address in revised final draft plan.	AGREE	
Mapping	N/A	43	There are a number of restricted properties on the ROSI, as well as other municipal open space acquisitions which may be better captured as Park, due to their restrictions. The publicly available ROSI layer should be better incorporated into the State Plan mapping at a minimum.	Bridgewater	To be addressed in the future.	AGREE	
Mapping	N/A	44	The entire Route 22 corridor has had issues with flooding, which should be considered.	Bridgewater	To be addressed in the future.	AGREE	
Mapping	N/A	55	The PA2/PA5 boundary should be adjusted so the developed portion of the Sunrise assisted living facility property (404 King George Road; block 8502, lot 1) is changed from PA5 to PA2, consistent with the adjoining developed PA2 land to the north and west. The 77-unit Sunrise residence was completed in 2003 and is served by public sewer.	Bernards	To be addressed in the future.	AGREE	

Mapping	N/A	55	The PA2/PA5 boundary should be adjusted so the undeveloped portion of the Pingry School property (131 Martinsville Rd; block 11601, lot 3.01), a portion of an adjoining County-owned property (115 Sunset Ln; block 11601, lot 23), and a portion of an adjoining Township-owned property (255 Martinsville Rd; block 11601, lot 1) is changed from PA2 to PA5	Bernards	To be addressed in the future.	AGREE	
Mapping	N/A	60	there are some areas that are PA-2 that should likely be another designation because it is an area in the sewer service area, it is in an area where land is already preserved land or targeted for preservation.	Hillsborough	To be addressed in the future.	AGREE	
Mapping	N/A	81	We corrected an inconsistency with the map which should have been labeled an environmental sensitive area. It appears that the area was accidentally left out of and should be labeled like the rest of the area that abuts the canal environmentally sensitive.	South Bound Brook	To be addressed in the future.	AGREE	

Appendix B: Statewide Policy Issues (Somerset County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	County/NE Response	SPC Negotiating Committee AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	Agree	Agree	
General		Formatting of document will be done for revised draft final	State	Agree	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	Agree	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	Agree	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	Agree	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	Agree to recognize the Sourlands	Agree	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Would be helpful as an overlay	make a recommendation after speaking with other counties	Currently, Special Resource Areas are not mapped. Possibly adding to the locator map.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	Agree	provide clarity in revised plan - agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Agree	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	may lead to swiss cheese of planning areas. Always exceptions can be made.	Agree	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	Agree	Agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas as a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	Agree	Agree	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Agree	May be addressed with PA2 without adjacency requirement - Agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Agree	Agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Agree	Agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	provide a simplified re-endorsement process. Streamline the process.	make a recommendation after speaking with other counties	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	Agree	Agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	dependent on rest of mapping policy changes	make a recommendation after speaking with other counties	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	Agree	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree	

Appendix A: Cape May County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC Negotiating Committee Response	COUNTY AGREE/DISAGREE	NOTES
State Plan Policy Map		12, 13, 14, 46, 49	PASB Environmentally Sensitive Barrier Island - The SDRP should distinguish between developed and undeveloped barrier islands. It would seem appropriate to include a provision in the State Plan that recognizes this existing higher density residential development in the PASB areas and the need to provide these areas with improved public infrastructure. The PASB intent would benefit from the addition of the following objective: "to encourage the creation of centers where historic development patterns current exist." Stated Intentions of the PASB including, 'retreat of human habitation' and 'subsequent de-urbanization' are generally inconsistent with the City's (Sea Isle City) future vision of balanced growth, resilience, and protection of coastal resources." The designation of fully developed boroughs on coastal barrier islands as PASB restricts the applicability of many of the proposed goals of the State Plan.	County, Sea Isle City, Upper Twp., Wildwood & North Wildwood	WILL CONSIDER POSSIBLE REVISION FOR REVISED DRAFT FINAL PLAN.	DISAGREE	
Implementation		15, 106	Improved Coordination - The SDRP (and statewide long-range planning more broadly) would benefit from a comprehensive analysis of how state agencies can more effectively coordinate both with one another and with local governments. Direct dialogue regarding conflicts between a Township's vision and NJDEP regulations should take place during the cross-acceptance process.	County, Sea Isle City, Middle Twp	WILL CONSIDER POSSIBLE REVISION FOR REVISED DRAFT FINAL PLAN. WILL REFER TO THE APPROPRIATE STATE AGENCY.	DISAGREE	
Comprehensive Planning		13	Although it is recognized that Centers designation can only be attained via Plan Endorsement, there should be a means to address some of the PE requirements via Cross-Acceptance. Separate processes discourages participation.	Sea Isle City	WILL CONSIDER POSSIBLE REVISION FOR REVISED DRAFT FINAL PLAN.	AGREE	
State Plan Policy Map		12	The goals of the SDRP could be further served through the re-designation of centers and the consideration of updating the designation of several areas in CMC from PA5 to PA2 or PA3.	County	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		14-15	The Strathmere section of Upper Township has been working with CMC to address the feasibility of extending public sewer service to the area. This is an area of concern that will need to be addressed either through cross acceptance or through a future map amendment. It would potentially require the creation of a Center for the Strathmere Community, and the recognition of the existing higher density residential development in the PASB areas.	Upper Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		12, 27-28	Cape May City is interested in retaining the PA-2 or Town Center designation. Cape May City will evaluate if there are any benefits to seeking the Town Center, PA-2 Designation or if remaining in the PA-5 Area is more appropriate.	Cape May City	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		12	Dennis Township's previously designated centers have expired, and the Planning Areas designated on the SDRP map do not recognize the desired centers and are inconsistent with the core concept of the Township master plan, that being to promote development in centers, restrict development outside the Centers and protect the environs.	Dennis Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		12, 44	Ocean city is seeking approval of its Center. OC has petitioned the SPC for centers designation via the Plan Endorsement process. It is currently depicted as being located within the PASB Planning Area. "Most, if not all, of the 'intentions' and 'criteria' described in the SDRP for the Environmentally Sensitive/Barrier Island Planning Area are characteristic of Ocean City. The centers designation criteria for 2050 including system capacity, existing land use patterns and desirable future development and redevelopment patterns are also consistent with Ocean City's mater planning and community goals. Ocean City demonstrates appropriate types of land area to accommodate projected growth, new or expanded capital facilities, and affordable housing allocations."	Ocean City	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		12-13, 55	The State Plan should acknowledge and take into account the fact that Wildwood is an almost entirely built-out community. There is very little large-scale development that can occur in the future, so many of the restrictions on development found in various NJDEP and CAFRA regulations can become onerous for what essentially winds up being the replacement of one fully-developed parcel with another (redevelopment.) Previously, the entire City of Wildwood was part of the designated center. That should remain the case.	Wildwood & North Wildwood	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		107	Block 1435.01, Lots 6,7,11, and 13, located between NJSH Route 9 and the Garden State Parkway, are partially within the Rio Grande Center and partially within a sewer service area. An NJDEP Freshwater Wetlands Letter of Interpretation has been issued as evidence that the parcels are suitable for development. Including this area in the Rio Grande Regional Center will support the expansion of an appropriate mix of commercial and residential development.	Middle Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		108	Block 1434, Lots 20-26 are located along Railroad Ave. It is proposed to expand the boundaries of the Rio Grande Regional Center to provide a linear consistency with the surrounding designated Center. Including this area will support the expansion of appropriate development.	Middle Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
State Plan Policy Map		13, 58	For the portion of Woodbine that is covered by the SDRP and is designated as a PA5, the Borough suggests it be redesignated as PA2 Suburban. The site is bounded by the Municipal Boundary and CR610, northeast of Woodbine Airport. The Borough feels that as an economically distressed and designated overburdened community, a change in the designation of this area from PA5 to PA2 would help to achieve several statewide planning goals, priorities, and strategies including economic development, revitalization, and equity.	Woodbine	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	

Appendix B: Statewide Policy Issues (Cape May County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	AGREE	AGREE	
General		Formatting of document will be done for revised draft final	State	AGREE	AGREE	
General		Clarifying language requested from public comment will be added to revised draft final	State	AGREE	AGREE	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	AGREE	AGREE	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	MORE COORDINATION. CONSISTENT DEFINITION WITH DEP NO DISCREPENCY BETWEEN MAPS.	AGREE	LANGUAGE SHOULD BE WRITTEN TO ENHANCE CONSISTENCY BETWEEN AGENCIES. RESET CONVERSATIONS.
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	NO COMMENT		
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	SHOULD BE MAPPED AND EASILY IDENTIFIED. OK WITH LOCATOR MAP	AGREE	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	ANYTHING TO HELP STREAMLINE THE PROCESS WILL BE HELPFUL.	AGREE	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	AGREE	AGREE	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	AGREE	AGREE	FLIXIBILITY IN CRITERIA
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	AGREE	AGREE	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area. Add language to promote development in parks i.e. bathrooms.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	MAKES SENSE IN THEORY BUT DEPENDS ON WORDING AND POLICY AND INCLUDE BARRIER ISLANDS	AGREE	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	MAKES SENSE AND INCREASES FELIXIBILITY	AGREE	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	AGREE	AGREE	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	AGREE	AGREE	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	AGREE	AGREE	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	AGREE	AGREE	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	MAKE SURE NOT TO PUSH SITES OUTSIDE CENTERS	AGREE	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	AGREE	AGREE	
Implementation		Implement the State Plan as a guide.	State	AGREE	AGREE	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	AGREE	AGREE	

Appendix A: Burlington County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY AGREE/DISAGREE	Notes
State Plan Policy Map		15.1	"Comment On: Center - The former Bordentown Manual Trade School should be included within its entirety within the Center Boundary. Bordentown City, Township, State and County should work to revitalize this historic property with something else beside a youth prison when its was successfully devoted to youth education, pre desegregation.	Bordentown City	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		18.1	"Comment On: Metropolitan Planning Area (PA1) - Area incorporates environmentally sensitive lands; lands owned by the DEP; zoned as Conservation district on the Township Zoning Map and the Abbott Marshlands historic district is located here. Should not be PA1, but PA5."	Township of Bordentown	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		20	"For the majority of the Township the proposed Planning Areas are PA1 and PA2 which align with the future development. It should be noted that some areas in the northwest portion of the Township (the Abbott Marshlands and some surrounding areas) are identified in PA2 on the proposed draft where they should be either PA5 or Park. This should be looked into."	Township of Bordentown	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		21	"Utilize the following link and see the areas we have zoned as Conservation, which in the proposed draft map are in PA2. This should be reevaluated. https://bordentowntwp.maps.arcgis.com/apps/webappviewer/index.html?id=af8ff2db6a0400390d2c4b0f35d0ff6 "	Township of Bordentown	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
General		29	"Implement the State Plan as a guide. Do not impose local zoning and regulation changes."	Township of Burlington	Will address in revised final draft plan.	AGREE	
State Plan Policy Map		31.2	"Comment On: Center - Show Old York Village, consisting primarily of the existing TDR receiving area as a designated Village. Expand the previous extent of the Village to include lot 29.01 in block 202 (a 4 acre property being considered as a senior affordable housing site and also to include lot 4.01 in block 500 on the south side of Old York Road (82 acres). This significant expansion of the Village (and receiving area) will enable the Township to partially comply with its affordable housing obligations. Planning for this expansion is underway and will proceed on a parallel track to the State Plan."	Chesterfield Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		31.3	"Comment On: Center - Include the Chesterfield Hamlet on the State Plan Map. In addition to the previous extent of the hamlet, add block 600 lot 14.04; which is the former EMS facility. The site is within a designated redevelopment area, and may be redeveloped in the future."	Chesterfield Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Economic Development		33	"Discussion of agriculture should be included in the economic section of the plan rather than only in the Natural and Water Resources section. While agricultural soils are certainly a natural resource to be protected, this angle couches farms in the climate change context and not as an important and viable industry that supplies food and fiber and that may be critical to public health and national security. Additional comments on the State Plan will be forth coming."	Chesterfield Township	Will address in revised final draft plan.	AGREE	
State Plan Policy Map		42	"C. Updated State Planning Map to designate wetlands areas, both privately and publicly owned, as PA5 Environmentally Sensitive."	Delanco Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		46.1	"Comment On: Rural Planning Area (PA4) - The Polygon should be changed to PA2 from PA4 because it located within a sewer service area and has been developed with a large age restricted housing project (left half) and a large warehouse (white rectangle in right half). Both developments are currently served by sanitary sewer and water utilities. In addition, the lands along Route 206 are zoned for light industrial and commercial development -- this would plan for future non-residential growth along the state highway. Further, the lands along the northern side of Woodlane Road are zoned for light industry -- again, this would plan for future non-residential growth along Woodlane Road which is a county highway."	Eastampton Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		46.2	"Comment On: Rural Planning Area (PA4) - The polygon shows the lands that should be changed to PA2 from PA4 because they are in a sewer service area. The lands along the southern side of Woodlane Road are developed with detached single-family dwellings. The owners of these dwellings want to connect to sanitary sewers. Similarly, the lands along Powell Road are developed with detached single-family dwellings that may require sanitary sewer connections in the future. The lands along Route 206 are zoned for highway commercial uses that should be connected to sanitary sewers. Changing the planning area to PA2 would complement the recommended PA2 change for the lands north of Woodlane Road. Further, the lands to the east in neighboring Pemberton Township are zoned for industrial use. There are pending warehouse applications in Pemberton that would connect to sanitary sewers. It makes good sense to coordinate the change to PA2 for these lands as well. Doing so would create a comprehensively coordinated PA2 for the region."	Eastampton Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		46.3	"The lands in the polygon should be changed to PA2 from PA4 because they are in a sewer service area. The lands located in the northern portion are zoned for highway commercial uses that would require sanitary sewer and water utility connections. The lands in the southern portion are currently developed with mobile home parks that are served by site specific treatment facilities. Changing this polygon to PA2 would complement the other polygons to the north that are recommended to become PA2."	Eastampton Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	

State Plan Policy Map		50	"The Suburban Planning Area (PA2) should be expanded into Rural Planning Area (PA4) to align with Burlington County's Wastewater Management Plan. Because most of the PA4 designated north of Woodlane Road has been developed with an age-restricted development and a large warehouse, which are served by sanitary sewers, and is currently the subject of several non-residential development applications, this area should be changed to PA2. In addition, the lands along Route 206 that are in sewer service areas should be changed to PA2 to plan for future development as well as include existing mobile home parks that are currently served by sanitary sewers and individual treatment facilities. Further, lands across Route 206 in neighboring Pemberton Township are in a sewer service area and are the subject of two very large warehouse developments that will be served by sanitary sewers – it makes good sense to coordinate the planning areas along Route 206 as PA2. The balance of the lands south of Woodlane Road, which consists mostly of preserved farmland, Smithville Park and low-density residential development, should remain PA4."	Eastampton Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		56.1	"Comment On: Suburban Planning Area (PA2) This area is already developed with suburban single family housing at a density that would not be supported by the PA-3 Fringe area, and makes more sense to be in the PA-2"	Evesham Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		56.2	"Comment On: Suburban Planning Area (PA2) These areas should be included in the PA-2 Suburban Planning Area. several tracts are already developed with relatively dense housing, and are surrounded by PA-1 and PA-2 areas. Evesham Township is seeking to allow for growth in relatively compact areas in those limited lands left that are outside of the Pinelands. PA-2 designation would help to facilitate the use of some of these lands for future growth that may be needed to help meet affordable housing obligations."	Evesham Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		58	"The Planning Areas as described in the State Plan are generally well suited for current and planned development in Evesham, except for the very northern ends of the Township which consist of properties that are already developed with single family homes on relatively smaller lots of approximately 1/4 acre, but are partially placed within the PA-2 area and partially within the PA-3 area. Aligning the PA boundaries to include entire tracts or properties would help the Township to properly plan for new growth."	Evesham Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		67.1	"Comment On: Rural Planning Area (PA4) We'd like the State plan policy map lines to follow property lines along the PA-2 and PA4 boundary."	Hainesport Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		67.2	"Comment On: Suburban Planning Area (PA2) We would like the State Plan Policy Map to follow property lines along the PA-2 and PA-4 boundary. Prefer properties not have two planning areas."	Hainesport Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		67.3	"Comment On: Suburban Planning Area (PA2) We would like the State Plan Policy Map lines to follow property lines along the PA-2 and PA-4 boundary. We prefer to not have two planning areas."	Hainesport Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		67.4	"Comment On: Suburban Planning Area (PA2) We would like the State Plan Policy Map lines to follow property lines along the PA-2 and PA-5 boundary. We prefer to not have two planning areas."	Hainesport Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		77	"Changes to the State Planning Area Boundaries, if applicable, are included under separate survey. The areas of proposed change reflect the current development patterns in the lone "Fringe" PA3 area south of Route 130 in the Hedding neighborhood. Those changes, if proposed, address the adequacy of this Fringe area in prioritizing this area for Rural or Suburban development, with rural development being primarily focused as to allow the Township to continue to preserve farmland when appropriate and maintain its "balance of town and country". "	Mansfield Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		77-78	The incorporation of the Columbus Village as a designated center would formalize an area which was somewhat-designated as such prior, though the bounds of which were not officially established. As Columbus was prior considered a "point on the map", the Township has continued to work towards delineating the areas which can be considered "part of" the Village, and which areas are outside of the Village. This is evident by the Preliminary Redevelopment and Rehabilitation Investigations which took place in 2015, as well as the Northern Burlington County Growth and Preservation Plan (GAPP). A formal delineation of the Columbus Village should utilize a combination of both. The future consideration and coordination at the State, County, and Municipal levels should be incorporated, and the benefits, detriments, and appropriateness of a center designation for Columbus Village should be explored."	Mansfield Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.1	"Comment On: Suburban Planning Area (PA2) Lenape Regional High School."	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.2	"Comment On: Fringe Planning Area (PA3) change from PA4 to PA3 to accommodate place of worship campus"	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.3	"Comment On: Fringe Planning Area (PA3) Maintain entire area as PA3 not PA2"	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.4	"Comment On: Fringe Planning Area (PA3) Place parcel entirely into PA3"	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	

State Plan Policy Map		82.5	"Comment On: Suburban Planning Area (PA2) The development of these parcels include a senior planned development; and an inclusionary market rate housing development .."	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.6	"Comment On: Suburban Planning Area (PA2) Incorporate existing developed areas that are comprised of residential units of varying types including single family, apartment, townhouse / rowhome, and reserved open space into Planning Area 2 along the property lines of the development.	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.7	"Comment On: Suburban Planning Area (PA2) Incorporate existing developed areas into Planning Area 2 consistent with the single family housing and preserved open space associated with the development."	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.8	"Comment On: Suburban Planning Area (PA2) Incorporate the existing Medford Leas Continuing Care Retirement Community of single-family housing, rowhomes/ townhouse, apartments, assisted living, and congregate care facility into Planning Area 2. The railroad right-of-way through the middle of campus is a potential multi-purpose trail path to be implemented in the future.	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		82.9	"Comment On: Suburban Planning Area (PA2) Incorporate the single-family residential development and associated reserved conservation areas into Planning Area 2.	Medford Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		86.1	"Comment On: Suburban Planning Area (PA2) Annex from Medford Township"	Medford Lakes Borough	Will address in revised final draft plan.	AGREE	
Economic Development		114	"Economic Development: The Township is a rural community, most of which is in the NJ Pinelands, the Township has unique economic development challenges. The draft State Plan focuses on older cities and suburban areas, more discussion is needed regarding the economic development needs of rural communities."	Township of Pemberton	Will address in revised final draft plan.	AGREE	
Housing		114	"Housing: The Township needs assistance in rehabilitating its current housing stock but in areas outside of the PA4 Rural Planning Area. Also, it needs to fulfill the need for housing for young families to infuse new life blood into the community."	Township of Pemberton	Will address in revised final draft plan.	AGREE	
Infrastructure		114	"Infrastructure: The Township needs to maintain and repair their infrastructure. Several grants /loan funding sources are currently in motion. The draft State Plan should include any discussion about assisting rural communities to address their infrastructure needs.	Township of Pemberton	Will address in revised final draft plan.	AGREE	
Revitalization and Recentering		114	Revitalization/ Recentering: The ability to strategically extend infrastructure to support existing and expanded centers is important for revitalizing rural centers."	Township of Pemberton	Will address in revised final draft plan.	AGREE	
Natural Resource		8	"As indicated above, the County would like to see its environmentally sensitive areas along the Delaware River and Rancocas Creek and Pinelands Reserve protected from future sprawl development while maximizing bicycle/pedestrian mobility to increase resource appreciation and convenient access to nature."	Burlington County	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Plan Policy Map		43	Our location, at the confluence of the Rancocas Creek and Delaware River, provides for numerous natural, environmental locations to be preserved and enjoyed by residents and visitors. Much of this land is wetlands or designated protected as Open Space, and the State's map does not reflect this. There is concern that areas that are not developable, may be counted as acreage toward future building requirements. Therefore, the Delanco map MUST be properly corrected.	Delanco Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
State Agency Coordination		42	"a. Updated ROSI list on DEP website to reflect properties deed restricted as Open Space Preservation (Ordinance 2023-17)	Delanco Township	All proposed mapping revisions will be considered after the adoption of	AGREE	
State Agency Coordination		29	"Maximize New Jersey State resources (employees and municipal funding) effectively and efficiently among and between all State departments as they directly affect municipal operations, particularly NJDEP, NJDOT and NJDCA where coordination has been viewed in Burlington Township as at times being inconsistent and in conflict."	Township of Burlington	Will address in revised final draft plan.	AGREE	
State Agency Coordination		30	"NJDOT should be directed to be more responsive to municipal inquiries regarding traffic and circulation issues impacting local roadways, including safety concerns with large trucks travelling through predominantly residential areas. Coordination between NJDOT and municipalities should be a high priority, with the NJDOT acknowledging that municipalities typically of a higher degree of understanding local road conditions."	Township of Burlington	Will address in revised final draft plan.	AGREE	
State Agency Coordination		30	"NJDEP priorities for preserving lands should be aligned with DCA affordable housing mandates, whereby isolated and inconsequential impacts should not derail affordable housing projects. Alternatives should be explored so not to oppose court approved affordable housing sites. However, in those instances where a municipality has chosen to preserve environmentally sensitive lands and surrounding lands serving as a buffer, those planning decisions should not be usurped by any State agency."	Township of Burlington	Will address in revised final draft plan.	AGREE	
State Agency Coordination		30	"State mandates such as this cross-acceptance response template work effort should be funded by the State rather than as an unfunded mandate. Municipalities should be reimbursed for expenses and professional costs as municipalities are negatively impacted should they choose not to respond due to the cost burdens. This lack of funding is totally inconsistent with the State Plan goals to assist overly burdened communities and to provide equitable involvement with all State actions and advancements."	Township of Burlington	Will address in revised final draft plan.	AGREE	

Appendix B: Statewide Policy Issues (Burlington County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	Agree	Agree	
General		Formatting of document will be done for revised draft final	State	Agree	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	Agree	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	Agree	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	Agree	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	Rancocas Creek mapping to be determined after policy and criteria are finalized. No comment on rest.	Agree with defer of mapping and definitions of Special resource areas.	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	fine with either or.		Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	wish for benefit increase. More guidance. Agree	Agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Agree as applicable	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	looked at case by case basis. Flexibility to allow consistency with what's on the ground.	more conversation on this topic. Agree with county discussions and encourage it.	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	does not need to be an official planning area. Suggest definitions be very well defined.	recommendation after further discussion.	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	ok with recognition of developed areas that flood. In theory are ok.	Agree	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Agree	Agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Agree	Agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Agree	Agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Agree	Agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	Agree	Agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	waiting on policy and criteria		CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	Agree	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree	

Appendix A: Sussex County Cross Acceptance Response Items
Highlands Council Representing: Byram Township, Vernon Township & Green Township

PSDRP GOAL/SECTION	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY AGREE/DISAGREE	NOTES
State Plan Policy Map	7	Branchville's existing development pattern is characterized by a dense, walkable mixed-use core surrounded by small lot, neighborhood residential development. However, the Borough is designated as PA 4 and PA 5, in spite of the fact that the Borough is almost entirely built out, served by public sewer and water, and ranks medium-high in the NJ Smart Growth Explorer. PA 5 encompasses the southern and western portions of the Borough, including the Borough's downtown and residential neighborhoods. PA 4 encompasses the northern and eastern portions of the Borough, which include the headquarters for the County's largest private employer and compact residential neighborhoods. Approximately 72% of the Borough is identified as urban land in the 2020 NJDEP Land Use Land Cover data.	Branchville Borough	To be addressed in the future.	AGREE	While the Borough may not meet all of the guiding criteria of PA2, it also doesn't meet the defining criteria and intent of PA 4 or PA 5. Lastly, Branchville's Village Center designation expired on December 31, 2018. If the Planning Area designation remains the same, then the County is formally requesting to reinstate the Village Center designation.
State Plan Policy Map	7	The Borough is mostly designated as PA 5 with pockets of PA 4 and PA 4B. These planning areas generally align with the Borough's future development goals to limit growth and reduce sprawl, but do not align with recent development along Main Street and the Rt. 23 corridor. Therefore, the planning area designations for those two areas are more suited as PA 2 or PA 3. This would better preserve the surrounding PA 4B and PA 5 areas. The Borough is almost entirely served by public sewer and water, mostly identified as urban land in the 2020 NJDEP Land Use Land Cover data, and ranks medium-high in the NJ Smart Growth Explorer. Furthermore, the Borough has a long history of operating as a regional center, particularly around the Route 23 corridor, and having received Center designation in the past. This redesignation would remain in line with current master plan documents which enthusiastically identify the revitalization and redevelopment of the Route 23 and Main Street corridors as important local goals and objectives. The Borough has also consistently worked toward redeveloping blighted and underused commercial properties.	Franklin Borough	To be addressed in the future.	AGREE	The area located in the sewer service area meets the intent and criteria of PA 2 or PA 3 and should be redesignated. It is noted that the Borough believes PA 5 is consistent with the current and future development of the municipality.
State Plan Policy Map	7	Hamburg's existing development pattern is characterized by medium density residential neighborhoods, multifamily housing developments, and commercial development along the Route 94 and Route 23 corridors. The Borough also has a downtown center along its historic Main Street. The Borough is also served by public sewer and water throughout. According to the 2020 Land Use Land Cover data, the Borough is primarily identified as urban area, is almost entirely built out, and ranks medium-high in the NJ Smart Growth Explorer.	Hamburg Borough	To be addressed in the future.	AGREE	The State Planning Areas primarily designate the Borough as PA 5, with a small area of PA 4 in the southeastern corner and PA 4B located in the southwestern corner. This is inconsistent with the current and future development of the Borough and the criteria and intent of PA 4, PA 4 B, and PA 5. Therefore, it should be redesignated as PA 2 or PA 3 as it more closely resembles and aligns with the intent of those Planning Areas.
State Plan Policy Map	8	Hopatcong Borough originally developed as a resort area which later became a year round residential community. This historical development pattern resulted in the proliferation of small residential lots and scattered small business districts serving their respective residential districts. This area of the Borough is primarily designated as PA 5, inconsistent with the current and future development patterns of the Borough. The existing developed areas of the Borough in PA 5 are also in the sewer service area, served by public water, and ranks medium-high in the NJ Smart Growth Explorer.	County, Hopatcong Borough	To be addressed in the future.	AGREE	The PA 5 designation does not accurately reflect the Borough's existing development pattern. A more accurate planning area designation would be PA 2, matching the adjacent Planning Area Designation of neighboring Stanhope Borough. As such, these areas should be redesignated as PA 2.
State Plan Policy Map	8	The Town of Newton has historically served as the center of the County and was designated as a Regional Center in the 2001 State Development and Redevelopment Plan. It continues to operate as a regional economic hub for the County. However, the majority of the Town is designated as PA 5, which ignores reality and the conditions and development patterns that have existed for decades. The Town is almost entirely builtout, served by public sewer and water, and ranks medium-high in the NJ Smart Growth Explorer. It is also classified as urban land in the NJDEP 2020 Land Use Land Cover data.	Newton Town	To be addressed in the future.	AGREE	The portions of the Town as shown in the attached Town of Newton Consistency Review Map, should be redesignated as PA 2 to correctly align with existing development patterns.
State Plan Policy Map	8	The Township of Sparta is primarily designated as PA 4, PA 4B, & PA 5. PA 4 is primarily concentrated in and around the Lake Mohawk Lake Community, with a small pocket located near the border with Franklin Borough. Given the existing development patterns of this area, its proximity to State Highway 15, lack of farmland soils and absence of large, contiguous open space, forested and agriculture areas, PA 4 is not an appropriate designation. This area more accurately resembles PA 3. PA 4B is located in the northwestern corner of the Township where there are larger tracts of undeveloped land and is generally consistent with current and future development patterns, except for the area along State Highway 15. The 2007 Strategic Growth Plan identifies the area north of County Route 669 (Limecrest/Houses Corner Rd), along the easterly side of State Highway 15 to the border of Lafayette Township, as a Job Creation Center. Job Creation Centers are defined in the 2007 Strategic Growth Plan as areas located along major highways, and are the focus of industrial development, serving as employment centers for relatively intense land uses. These areas also serve to segregate important employment opportunities not compatible with residential use, from more residentially developed areas and correspond to Nodes as defined in the 2001 SDRP. The existing development patterns in this area are reflective of the Job Creation Center landscape, serving as a Commercial-Manufacturing Node, and having matured into a functional concentration of business and industry in the County. The westerly side of State Highway 15 also includes large commercial & retail developments, mixed-unit housing neighborhoods, an assisted living facility, and an industrial park served by sewer and water. Additionally this area is ranked medium in the NJ Smart Growth model. Perhaps most importantly, the only Class II Regional Freight Railroad in NJ is located in this area.	Sparta Township	To be addressed in the future.	AGREE	This rail line plays a critical role in both Sussex County and New Jersey economies, serving the needs of local and regional deliveries as well as domestic and international trade. As such, this area is more characteristic of PA 3 rather than the PA 4B designation.
State Plan Policy Map	9	The Township of Stillwater is generally designated as PA 4, PA 4B, PA 5, and PA 8. While these designations are mostly consistent with the future and current development patterns of the Township, the area designated as PA 4, surrounding Fairview Lake, is part of the Blair Creek Preserve and is permanently preserved open space.	Stillwater Township	To be addressed in the future.	AGREE	This area should be redesignated as PA 8. It is also recommended that other large tracts of permanently preserved open space which are owned and operated by a State entity, be designated as PA 8.
State Plan Policy Map	9	The Borough of Sussex is characterized by medium density residential neighborhoods with a mixed-use downtown core and is generally categorized as urban land in the 2020 Land Use Land Cover. State Route 23 bisects the Borough. The Borough is also served by sewer and water and has a medium high ranking per the NJ Smart Growth Explorer.	Sussex Borough	To be addressed in the future.	AGREE	It is currently designated as PA 4, but given that the Borough is largely built-out and has supportive infrastructure, this designation is not accurate. The Borough meets the intent and guiding criteria for PA 2 and therefore should be redesignated to PA 2.

State Plan Policy Map	9	The County and several of its municipalities allocated substantial resources to obtain various Center designations as part of the 2001 SDRP planning efforts and 2007 Strategic Growth Plan and Plan Endorsement process. Although these designations have largely expired, the current and future development patterns in these areas remain consistent with the original Center criteria and the County is requesting the reinstatement of all Center designations approved as part of the 2001 SDRP and 2007 Plan Endorsement processes. These Center designations are crucial to the future vitality of the County and its municipalities.	County	Included on Statewide Policy Issues list.	AGREE	<p>The 2007 Strategic Growth Plan successfully designated eleven Centers. They are:</p> <ul style="list-style-type: none"> o Newton Regional Center o Andover Borough Town Center o Hopatcong Town Center o Stanhope Town Center o Layton Village Town Center o Hainesville Village Center o Montague Village Center o Sparta Town Center <p>Centers as new planning area? (County agrees to rule change.)</p> <ul style="list-style-type: none"> o Vernon Town Center o Byram Town Center o Branchville Village Center <p>The State Plan Update Viewer also identifies various proposed town, hamlet, village, and regional centers. The County is requesting that these areas be designated centers as shown in the State Plan Update Viewer. Overall, the current State Planning Area framework captures the preservation and conservation priorities of Sussex County but imprecisely applies them in areas that are already developed and well served by infrastructure. The blanket application of PAS, in particular, fails to reflect local land use patterns, suppresses reinvestment, and restricts smart growth development opportunities. A more granular and flexible approach, developed collaboratively with counties, will better align the State Plan with on-the-ground realities and support sustainable, locally guided development.</p>
General	10	Issue: Metropolitan/Urban Focus - The Preliminary State Plan continues to emphasize strategies tailored primarily to New Jersey's urban centers and developed suburban corridors. While these are worthy goals, the Plan gives disproportionate attention to metropolitan and suburban counties. This includes targeted investment areas, transit-oriented development and transportation infrastructure improvements, promoting urban revitalization, using housing as a catalyst for economic development, and focusing economic redevelopment in aging industrial cores. Only a handful of vague strategies are applicable to rural planning area categories.	County	Will address in revised final draft plan.	AGREE	Develop a dedicated rural planning framework or subchapter within the State Plan that articulates the needs, opportunities, and strategies specific to rural counties. This should include guidance on maintaining rural character, supporting small-scale agriculture, investing in rural infrastructure, preserving scenic and environmental resources, balanced smart growth, etc.
Implementation	10	Issue: Lack of flexibility for local implementation - The State Plan's implementation strategies remain broad and generalized, with limited opportunities for counties and municipalities to adapt state priorities to local conditions. This can present challenges for rural communities that face unique development pressures, environmental constraints, and funding limitations. Planning Area 5 discourages public infrastructure investment, even where existing systems require upgrades for environmental or public health reasons. These impede county and municipal efforts to update infrastructure and address septic failures.	County	Will address in revised final draft plan.	AGREE	Introduce a more flexible, regionally adaptable planning toolkit within the State Plan so that rural communities can advance state planning objectives in ways consistent with their local context while continuing to provide for targeted development and community sustainability.
Natural and Water Resources	11	Issue: Insufficient Attention to Agricultural and Resource-Based Economies - While the Plan acknowledges the importance of open space, farmland preservation, and historic, cultural & scenic resources, it does not provide a clear strategy for supporting the long-term viability of agriculture or resource-based economies in rural communities.	County	Will address in revised final draft plan.	AGREE	Explicitly incorporate agricultural & resource based economic development into the Plan's objectives. This could include innovative agriculture stewardship & marketing programs, food distribution improvements, removing regulatory barriers to encourage the growth of breweries, wineries, & agricultural product processing facilities, etc. Additional strategies to consider include increased funding and attention to the NJDOT Scenic Byway Program, allocation of historic preservation funding equitably across all regions, providing sufficient funding to tackle the deferred maintenance of existing state parkland facilities including the Paulinskill Valley Trail and Sussex Branch Trail.
Infrastructure	11	Issue: Transportation and Infrastructure Gaps - Many rural counties face persistent challenges related to infrastructure maintenance, limited public transportation, and aging utility systems. Yet the Preliminary Plan disproportionately highlights transit-oriented development and other transportation issues in areas already served by mass transit.	County	Clarifying language will be provided.	AGREE	Expand the infrastructure investment framework to include rural transportation corridors, bridge repair programs, and innovative rural mobility solutions (e.g., micro transit, demand-responsive services, etc.). Include rural broadband as a critical infrastructure priority. Can refer to DOT, NJ Transit

Comprehensive Planning	11	Issue: Need for Enhanced Intergovernmental Coordination - The coordinating efforts identified in the Preliminary Draft Plan leave out areas of the State that are not subject to regional planning agencies or authorities. Areas of critical concern include the Delaware Water Gap National Recreation Area and the Skylands Region, but the Preliminary Plan does not include a single policy or strategy specific to these regions or areas.	County	Clarifying language will be provided.	AGREE	The Delaware Water Gap National Recreation Area is a valuable scenic and natural resource. As such, the State could work with federal partners to provide better public access and tourism opportunities on the New Jersey side. The State could also look to follow similar management structures as the Upper Delaware Scenic & Recreational River, a National Wild & Scenic River also managed by the National Park Service. Unlike the DWGNRA, the management of the Upper Delaware Scenic River is overseen by the Upper Delaware Council, a partnership of the Federal government, two States, and all local governments which border the 73.4 mile designated Delaware River. The State of New Jersey should work with the federal government to explore the creation of a similar organization for the DWGNRA. Additionally, the State should explore New York's regionalized approach to economic development and planning. New York established 10 Regional Economic Development Councils (REDCs). Each REDC is made up of members of the public and local business, education, and community leaders to help direct State investment in support of job creation and economic growth. The Councils work to identify local priorities and assets and develop out regional strategic plans. Each REDC advises NY state agencies on the programs and projects most valuable to the region and ensuring collaboration between local authorities and state agencies. This approach would increase local implementation and buy-in of the State Plan.
Housing	12	Issue: Conflicting Goals between the NJ Preliminary State Plan and Municipal Affordable Housing Obligations - Two competing mandates that directly impact our communities are the State's policy to limit development in environmentally sensitive and rural areas (Planning Areas 4B and 5), and the court-mandated requirement for municipalities to meet their fair share of affordable housing under the Mount Laurel doctrine. While both objectives, the preservation of natural resources and housing equity, are essential to sound planning, the lack of integration between the State Plan and affordable housing mandates has created growing tensions at the local level, especially for rural communities. The Preliminary State Plan designates PA4B (Rural/Environmentally Sensitive Planning Area) and PA5 (Environmentally Sensitive Planning Area) as areas where growth should be strongly discouraged due to the presence of important ecological resources, limited infrastructure, and a rural development pattern. However, these areas also encompass municipalities who have legal affordable housing obligations, some of which are significant in scale due to court settlements or other negotiations. These municipalities are struggling to identify realistic opportunities for affordable housing while operating within a framework that discourages expansion of public utilities and development intensity in their municipalities. How are municipalities expected to meet their affordable housing obligations without being in direct conflict with the State Plan's goals and objectives for PA 4B and PA 5, which discourage the extension of sewer and water services in these planning areas?	County	Will address in revised final draft plan.	AGREE	The State Planning Commission and the Department of Community Affairs (DCA) should work together to ensure that municipal housing obligations are compatible with State Plan map designations. The State Plan should explicitly recognize the constitutional obligation to provide affordable housing and offer planning tools or guidance to help municipalities meet this mandate within sensitive planning areas. The State should also offer targeted infrastructure investment or allow utility expansion to support compliance.
State Plan Policy Map	12	Issue: Refinement of the State Planning Area Designations - The State Planning Commission should undertake a more in depth analysis of PA5 designations to accurately reflect current development patterns and infrastructure presence. Areas with sewer service, public water, and higher densities should be considered for reclassification to PA2 (Suburban Planning Area) or a new transitional category acknowledging built environments within rural counties.	County	Will address in revised final draft plan.	AGREE	Removing the adjacency criteria for PA 2 and PA 3 should be explored. Additionally, a new subcategory that recognizes the unique needs of rural municipalities and fully built neighborhoods within rural counties should be created. This category would support appropriate development and public investment without compromising the broader goals of PA4, PA 4B, & PA5. The Rural Community Planning Area (PA 4C) is intended for rural municipalities or existing sections of rural communities where modest, well-planned growth can be directed toward compact, walkable, mixed-use centers that reinforce traditional development patterns, support local economies, and minimize sprawl. This would codify the Center concept as a distinct planning area and could alleviate some of the challenges rural municipalities face related to Center designation and Plan Endorsement process. The Rural Community Planning Area would: <ul style="list-style-type: none"> o Encourage context-sensitive infill and redevelopment in rural hamlets or villages o Support small-scale commercial uses, housing diversity, and civic space within existing or planned RC planning areas. o Preserve surrounding farmland, forests, and sensitive natural resources through focused growth boundaries o Enable infrastructure improvements (e.g., water/sewer upgrades, roads, bridges, etc.) tied directly to designated centers and areas ranked medium and medium-high in the NJ Smart Growth Explorer. o Priority eligibility for rural infrastructure funding (e.g., broadband, water, sewer, transportation) o Foster rural vitality without suburbanization o Projects in this area that meet certain parameters should be automatically deemed consistent with a local WQMP Plan.
General	13	Issue: Plan Endorsement Process - Pursuing Plan Endorsement through the New Jersey State Planning Commission requires a substantial commitment from local governments in terms of staff time and financial investment. For many municipalities, particularly those in rural or economically constrained areas, these requirements are often too burdensome. Rural communities, many of which would stand to gain the most out of Plan Endorsement, are often discouraged from participating due to the complexity and administrative burden of the process. Rural municipalities are often unable to meet the State's expectations for plan preparation and submission due to limited municipal budgets, small or part-time municipal staff, and limited access to planning consultants. As a result, participation in the Plan Endorsement process remains disproportionately low among rural communities and further contributes to regional disparities. Without revisions to the Plan Endorsement process, advancing statewide planning objectives in rural regions remains unobtainable.	County	Will address in revised final draft plan.	AGREE	The State should establish a dedicated technical assistance program in partnership with the DCA Local Planning Services Division to provide technical support to petitioning municipalities. It also should allocate a dedicated funding source to assist rural and under-resourced municipalities in the preparation of plan endorsement activities, similar to plan conformance grants that are available from the Highlands Council. Long-term recommendations should include an overhaul of the current endorsement process into one that is more streamlined and simplified, focusing on core SDRP objectives.

Implementation	14	While land preservation provides long-term environmental, recreational, and quality-of-life benefits, it also reduces the amount of developable land and limits the County's property tax base. In rural counties with already limited rates, this places a disproportionate financial burden on the remaining taxpayers, including homeowners and small businesses. Without mechanisms to compensate for this revenue loss, such as state payment programs, targeted economic development strategies, or other development incentives, the high rate of permanent preservation can strain local government finances and long-term fiscal sustainability. This is especially problematic for Sussex County, which has approximately 47% of its land base permanently preserved.	County	Clarifying language will be provided.	Conditional Agreement*** (will provide comment)	If the State continues to focus preservation efforts in Sussex County, it should provide additional financial and regulatory incentives to our local communities.
State Plan Policy Map	33	Andover is largely categorized as PA 5 with large sections of PA 4, PA 4B, and Park. Given Andover's desire to preserve its rural character, protect its farmland, and defend its natural resources, the planning area designations are well suited.	Andover Township	To be addressed in the future.	AGREE	However, the planning areas would be even better suited if the Route 206 redevelopment area was redesignated as a more developable planning area. This is especially true considering how this redevelopment is being used to concentrate development and keep natural lands safe.
State Plan Policy Map	Frankford 3	Frankford is mostly designated as PA4 with pockets of PA 4B, PA 5, and Park. These planning areas align with the Township's interest in limiting growth, preserving natural resources, and protecting pre-existing farmland.	Frankford Township	To be addressed in the future.	AGREE	The Towne Center project area should be redesignated to a more developable planning area, especially because the existence of the Towne Center project and TDR's are being used to better preserve the surrounding PA 4 and PA 5 lands.
State Plan Policy Map	Newton 1, 2	Newton is situated primarily in Planning Area 5 - Environmentally Sensitive, with smaller areas of Planning Areas 4B - Rural Environmentally Sensitive. Most of the Town is within the designated Regional Center, with particularly environmentally sensitive areas falling outside of that area.	Town of Newton	To be addressed in the future.	AGREE	These designations should be updated to be consistent with the developed nature of the Town. The designated Center respects that Newton is a regional economic hubs and has potential for strategic growth.
State Plan Policy Map	Sandyston 2	We believe Center Designations should not expire for historical centers that meet the criteria to be designated centers. The cost of obtaining and maintaining Plan Endorsement is very high for a small municipality and that State Center Designations assist the Township in planning efforts and working with the State. Continued recognition of the centers would benefit both the Township and the State Plan.	Sandyston Township	Included on Statewide Policy Issues list.	AGREE	
State Plan Policy Map	Andover 1	The Borough is primarily in the PA5 - Environmentally Sensitive Planning Area. PA4B - Rural Environmentally Sensitive comprise much of the western portion of the Borough.	Andover Township	To be addressed in the future.	AGREE	PA4B is generally consistent with the existing farmland, however, most of the PA5 are developed - particularly along Route 206. A State Plan designation of PA3 would be more appropriate for the developed areas of the Borough as it is a small but relatively dense developed area.

Appendix B: Statewide Policy Issues (Sussex County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	AGREE	AGREE	
General		Formatting of document will be done for revised draft final	State	AGREE	AGREE	
General		Clarifying language requested from public comment will be added to revised draft final	State	AGREE	AGREE	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	AGREE	AGREE	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	AGREE	AGREE	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	TBD		County can provide additional comments. Consider complexity of SRAs.
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Show SRAs as a layer, not mapped. Desire to keep DWG as recreation area (Sandyston).		Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	AGREE	AGREE	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	AGREE	AGREE	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	AGREE	AGREE	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	AGREE (general maintenance, infrastructure, applied to state & federal lands)	AGREE	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	no comment on criteria		Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	AGREE	AGREE	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	AGREE	AGREE	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	AGREE	AGREE	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	AGREE	AGREE	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	AGREE	AGREE	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	leave unchanged		CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	AGREE	AGREE	
Implementation		Implement the State Plan as a guide.	State	AGREE	AGREE	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	AGREE (burden on local governments)	AGREE	

Appendix A: Gloucester County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NC RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
State Plan Policy Map		65-76	Wenonah Borough submitted 12 proposed map changes - all PA 1 - PA8	Wenonah Borough	Mapping will be reviewed and addressed after Final Plan Adoption.	Agree	
Climate Change		86	Some stormwater management policies risk making it harder to do redevelopment in historic downtowns like Woodbury and other dense urban areas, such as requiring permeability standards that limit the ability to build on smaller lots that historically had 100% (or close to that) coverage. The New Jersey Department of Environmental Protection's recently proposed Resilient Environment and Landscapes rule is another example, unless it can be revised to provide additional guidance for how and where to accommodate and encourage growth in older urban areas. The new State Plan should address this issue and include recommendations for stormwater management regulations and permeability standards that are context sensitive to older urban centers and redevelopment.	Woodbury	Address this issue in the revised Draft Plan.	Agree	

Appendix B: Statewide Policy Issues (Gloucester County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	County/NE Response	SPC Negotiating Committee AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	Agree	Agree	
General		Formatting of document will be done for revised draft final	State	Agree	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	Agree	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	Discuss with DEP who the enforcing entity with MS4 and stormwater pollution prevention plan (who is responsible)	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	Agree	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	No Comment		
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Digital map ok (static map not so necessary)	Agree	Currently, Special Resource Areas are not mapped. Possibly adding to the locator map.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	Stipulation to address separate documents and rules	Agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Agree	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	Case by case and flexible usage	Agree	not absolute with the 1sq. Mile.
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	Agree	Agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	Agree	Agree	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Agree with concept	Agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Agree	Agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Agree	Agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Stipulation to address separate documents and rules	Agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	Agree	Agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	Coordination with state agencies but agree with concept of protecting lands with env. Sens.	Agree, look at landscape data	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	Agree	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree	

Appendix A: Cumberland County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	INCLUDED IN COUNTY NEGOTIATING AGENDA	SPC Negotiating Committee Response	County/NE Agree/Disagree	NOTES
State Plan Policy Map		Bridgeton 5	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Specifically, there are areas categorized as PA5 Environmentally Sensitive that have existing development on the properties, or are properties zoned for commercial or industrial uses.	City of Bridgeton		Will review post adoption of the final Plan.	Agree	"The Metropolitan Planning Area is appropriate for the City of Bridgeton, considering the mix of uses, sewer and water service areas, and its higher density housing options."
Infrastructure		5 (many municipal CARTs state this)	Public Health - The State should act as a catalyst to assist local government entities to partner with State colleges and universities to examine and create Health System Master Plan Elements for communities.	Countywide		will consider revision for revised draft final.	Agree	share comments with state agencies
State Plan Policy Map		Commercial 6	It is recommended that the large tracts of permanently preserved open space, such as NJDEP-owned Wildlife Management Areas, be categorized as Public Parks. The underlying Planning Areas of the Township's Centers and Nodes should also be reclassified as PA3: Fringe.	Commercial Township		Will review post adoption of the final Plan.	Agree	"The Township of Commercial is located in PA4: Rural, PA 5: Environmentally Sensitive Planning Area and State Parks designation. Commercial Township also has 1 commercial node and 3 designated villages (centers). All nodes and centers are approved through the year 2032."
Equity		Deerfield 3	State to provide resources related to equity initiatives for compliance.	Deerfield Township		will consider revision for revised draft final.	Agree	strengthen language on equity. Be more specific.
State Plan Policy Map		Deerfield 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Specifically, areas zoned by the Township for Residential, Mixed Use, Commercial or Industrial (ie. areas of the Township designated for development and growth) should be located in the PA3: Fringe. The new Fringe Area are those areas where there is higher density of existing housing and services, and coincide the 2003 State Plan Plan's Proposed Villages. Since there is no sewer or water infrastructure in the Township, these areas would be prioritized for that expansion.	Deerfield Township		Will review post adoption of the final Plan.	Agree	
Climate Change		3-4 (many municipalities state this)	State to provide support and resources to recreate the dike system or another floodplain management project that will protect development.	Countywide		will consider revision for revised draft final.	Agree	
Pollution and Environmental Cleanup		Downe 4	Brownfields - State to act as a partner to the municipality, providing support and resources as it relates to enforcement of sand mining permits and land reclamation.	Downe Township, Commercial Township		will consider revision for revised draft final.	Agree	provide high level guidance and best management practices.
Comprehensive Planning		6-7 (many municipalities state this)	State to provide annual and reliable PILOT payments to municipalities for preserved open space.	Countywide		will recognize the issue and provide language in the revised draft final.	Agree	
State Plan Policy Map		Downe 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zoned residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe, which includes the communities of Dividing Creek, Newport and Money Island. The communities of Fortescue and Gandy's Beach, where the batch sewer plant is under construction, are recommended to be changed from PA5 to PA2. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.	Downe Township		Will review post adoption of the final Plan.	Agree	
Infrastructure		Fairfield 4	State to provide support and expedite approval of sewer service areas in communities, especially in areas where there are existing communities on small lots utilizing septic systems and well water.	Fairfield Township		will review and recognize the issue and consider revision for revised draft final.	Agree	
State Plan Policy Map		Fairfield 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zone residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.	Fairfield Township		Will review post adoption of the final Plan.	Agree	
Economic Growth		Greenwich 5	The State to provide assistance related to marina planning and transitioning for other water dependent uses.	Greenwich Township		will consider revision for revised draft final.	Agree	
Economic Growth		Greenwich 5	State to provide flexibility for water dependent uses.	Greenwich Township		will coordinate with state agencies and will consider revision for revised draft final.	Agree	affects multiple municipalities.
State Plan Policy Map		Greenwich 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zoned Residential and Commercial with existing small-lot development are recommended to be revised from PA4 Rural to PA3 Fringe.	Greenwich Township		Will review post adoption of the final Plan.	Agree	

State Plan Policy Map		Hopewell 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure. • PA 2: Suburban should be revised to remove any preserved farms and add areas that are zoned Residential, Commercial, and Agriculture Industry. • In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4 Rural and placed in the PA 2 Suburban Planning Areas. • Roadstown Village, located within its own Village Zone, adjacent to Stow Creek Township, should be placed in PA3: Fringe. A portion of the Agriculture Industry Zone, near Hopewell's border with Fairfield, should be placed in PA3: Fringe. The Fringe Planning Area are areas where there is not currently sewer service, but it may be extended in the future. • Preserved land areas owned by state entities should be placed in PA8: State Parks/Open Space.	Hopewell Township		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Lawrence 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development. Areas of the Township where there is concentrated development, particularly those areas zone residential with existing small-lot development, industrial, and commercial, are recommended to be revised from PA4 Rural to PA3 Fringe. In addition, it is also recommended that large tracts of permanently preserved open space, such as the expansion of the Wildlife Management Areas, be categorized as Public Parks.	Lawrence Township		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Millville 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, portions of neighborhoods with small lots should be relocated from PA2 to PA1, as these areas have similar levels of density as their adjacent neighbors. Other areas should be relocated from PA4 to PA2, given development that has occurred and these areas have access to sewer/water infrastructure. Areas of the City where it is zoned residential, such as Laurel Lake, or commercial/industrial (along Route 49, Carmel Road, Sugarman Avenue, Route 47), are recommended to be changed from PA4 or PA 5 to PA3: Fringe. The Fringe Planning Area consists of areas targeted for development or where there is existing development that needs infrastructure. Further, state-owned open space should be reclassified as PA8: State Parks/Open Space.	City of Millville		Will review post adoption of the final Plan.	Agree	
Climate Change		Maurice River 3	The State to create a home elevation program for vulnerable communities to raise homes to the mandated base flood elevation as required by FEMA and NJDEP.	Maurice River Township		will consider revision for revised draft final.	Agree	also in county cart
Infrastructure		Maurice River 4	State to provide assistance and information related to potential programs and funding that can serve to improve cellular and internet coverage in rural parts of the state,	Maurice River Township		will consider revision for revised draft final.	Agree	also in county cart
Infrastructure		Maurice River 4	State to assist the Township with flood mitigation projects, especially along roadways that also serve as hurricane evacuation routes.	Maurice River Township		will consider revision for revised draft final.	Agree	also in county cart
State Plan Policy Map		Maurice River 6	The most recent Plan Endorsement process has shrunk the existing villages and increased the area of undevelopable land. Should the existing Centers and Nodes expire in Maurice River Township, it's recommended that the underlying Planning Areas be changed to PA3: Fringe- as these are areas where there are existing homes, businesses, and communities that would greatly benefit from the extension of infrastructure (sewer, water, internet, etc.) It is recommended that the large tracts of permanently preserved open space, such NJDEP-owned Wildlife Management Areas, be categorized as Public Parks.	Maurice River Township		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Shiloh 6	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is proposed infrastructure. Specifically, the area that is located within the County's approved and proposed Sewer Service Area, which the Borough has zoned residential, commercial, and industrial, is recommended to be placed in the PA3: Fringe Planning Area.	Shiloh Borough		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Stow Creek 7	After careful consideration, the Township seeks to change a portion of the PA4 Rural to PA3 Fringe along Route 49 near the Township's border with Hopewell and Shiloh.	Stow Creek Township		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Stow Creek 7	Large tracts of permanently preserved open space, such as the expansions of State Parks and Wildlife Management Areas, be categorized as PA8. There are areas of NJDEP-owned land that are leased to local farmers, which present unique challenges to the balance of private industry on public land. Therefore, it is recommended that the PA8 State Park category be broadened to state PA8 State-Owned Lands and Open Space, as not all NJDEP-owned land is publicly accessible.	Stow Creek Township		will consider revision for revised draft final.	Agree	
State Plan Policy Map		Stow Creek 7	The previous State Park mapping incorrectly identified privately-owned properties as State-owned lands, and should be revised to reflect either the PA4 Rural Planning Area or PA5 Environmentally Sensitive Planning Area, depending upon their location.	Stow Creek Township		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Upper Deerfield 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing infrastructure. Specifically, PA 2: Suburban should be revised to remove any preserved farms and those areas be changed to PA 4 Rural. In addition, portions of the Township that are located within the Sewer Service Area should be removed from PA 4: Rural or PA3: Fringe and placed in PA 2: Suburban Planning Area. It is also recommended that the portion of the Township near the intersection of Route 77 and Deerfield/Cohansey Deerfield Road that is currently zoned residential and commercial, be changed from PA4: Rural to PA3: Fringe, to better align the state plan with local planning policies.	Upper Deerfield Township		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Vineland 7	It is recommended that the Planning Area boundaries become more aligned with patterns of existing development and areas where there is existing and proposed infrastructure. Specifically, there are several areas in the north western portion of the City that are within the sewer service area. These areas are recommended to be classified as PA2 from PA4.	City of Vineland		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Vineland 7	It is also recommended to reclassify an area south of Maple Avenue and west of N. Lincoln Ave from PA4 to PA3- the City has this area zoned for residential, however, it is not currently located in the sewer service area.	City of Vineland		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Vineland 7	There is also an existing application that is pending approved by NJDEP to add the area surrounding Utopia Lane in eastern Vineland to the Sewer Service Area. This area is proposed to be changed from PA4 or PA4B to PA2, given the location of existing development and the pending application.	City of Vineland		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		Vineland 7	It is also recommended that areas owned by the State or NJDEP be reclassified as PA8 State-Owned Land/Parks/ Open Space.	City of Vineland		Will review post adoption of the final Plan.	Agree	

Climate Change		County 5	The State Plan also has a subgoal of decarbonization. In efforts to de-carbonize the state, there needs to efficient, updated, and modernized electric infrastructure that can support emerging technology and land uses, as well as maintaining existing needs. Emerging technologies, such as data centers, electric vehicle charging stations, and utility-scale solar, should be supported without causing rate increases to local consumers. The State and BPU should work with Atlantic City Electric to ensure that infrastructure can support emerging technologies and power withdraws.	County		will consider revision for revised draft final. Strengthen infrastructure and economic development.	Agree	
Natural and Water Resources		County 7	The NJDEP recently revised its stormwater management rules, and there are additional changes pending via the NJDEP REAL regulations, which will have additional impacts on coastal and inland floodplains. As iterated in the Climate Change section of this report, funding and support from state agencies is needed to ensure compliance. There should also be some sort of credit or “rebate” given to municipalities for the vast acreage of NJDEP-owned and maintained lands which provide these services.	County		will coordinate with state agencies and will consider revision for revised draft final.	Agree	combine with REAL discussion
Infrastructure		County 9	While this topic has been discussed in multiple other areas of this report, the fundamental issue is that the most recent Wastewater Management Plan was provided by Cumberland County to NJDEP in 2019 with no response over the ensuing six years other than acknowledgment of receipt. This has resulted in a document which now is largely outdated and requires revision to address the significant economic development that has occurred over the last few years. Sewer is recognized as an environmental protection tool, to sustainably treat and otherwise manage wastewater responsibly. Sewer service as opposed to septic systems is a publicly-managed enterprise open to oversight and public scrutiny. Septic is often reliant on private investment without the ability to effectively ensure compliance. Given this, the State should be generally supportive of sewer service expansion; however, given the lack of responsiveness over the last six years and the known extensive delays with various Site Specific Amendment requests made in Cumberland County, general State policy on wastewater management falls into question. The State Development and Redevelopment Plan should provide guidance to State agencies by supporting sewer expansion within Fringe, Suburban and Urban areas as well as designated Centers.	County		will coordinate with state agencies and will consider revision for revised draft final.	Strongly Agree	
Housing		County 10	While the State provides funding to assist with the creation of affordable housing through the State Affordable Housing Trust Fund, there is limited support with respect to state assistance with the rehabilitation of older housing stock for moderate- and low-income households.	County		Will consider revision for revised draft final. Strengthen affordable housing section.	Agree	
Housing		County 10	That State Plan includes a subgoal related to housing and transportation. This subgoal is primarily focused on locations where there is a train station, allowing a municipality to provide a Transit-Oriented- Development. There are no train stations in Cumberland County. However, there needs to be better coordination with NJ Transit, other state agencies, and the County to proactively provide additional transit to facilities and amenities in relation to the workforce.	County		Will consider revision for revised draft final.	Agree	
Archeological, Historic, Cultural, Open Space and Recreation		County 11	Wildlife Management Areas - in some municipalities, over 80% of the entirety of the land area is held by the State as open pace, severely reducing the tax base on which the municipalities rely for maintaining a functioning government. Consequently, amenities and basic services for residents are either lacking or non-existent in some locations throughout Cumberland County. While legislative efforts such as PILOT funding can sometimes provide stop-gap assistance, a more permanent solution can be made by designating remaining undeveloped upland areas as appropriate for future development. Any municipality exceeding 80% permanently preserved should be considered to have more than met its contribution for environmental protection and any remaining properties available should receive prioritization by the State for development. This issue becomes one of environmental justice and equity. Typically, this terminology references cases in which neighborhoods are devoid of open spaces, but in Cumberland’s case, it refers to the opposite – neighborhoods and communities where so much land is preserved and protected that it makes it difficult for residents to receive even the most basics of sustainable life. Additionally, with degrading infrastructure and the inability of local government to be able to afford basic services, the cost of living becomes untenable. Most communities that fall into this situation are at or near the poverty level, which makes equity and justice concerns that much more apparent.	County		Will consider revision for revised draft final.	Agree	Examples of policies or goals which could ameliorate this injustice and inequity include, prioritization of development-related grant funds and infrastructure grant support to municipalities with high percentages of stateowned lands; reductions in environmental constraints for future development in these communities; and improved support of eco-tourism initiatives within these communities.
Archeological, Historic, Cultural, Open Space and Recreation		County 11	Wildlife Management Areas - The topic of eco-tourism leads to the second challenge faced in these communities. While huge acreages have been acquired as open space, in many cases little to no investment has been made in passive recreational amenities. In many cases, Wildlife Management Areas lack well-maintained trails, interpretive or directional signage, trailhead parking, restroom facilities, observation towers or other recreational improvements that would attract use of the properties by the public. In fact, in some cases, state-owned land is actively closed to the public due to the lack of proper maintenance. The result is that local residents cannot enjoy the public lands and sustainable economic development opportunities are lost due to the inability of these public resources to attract tourism. This situation creates a sense of animosity between local residents and community leaders and NJDEP and other open space land stewards. This does not have to be the case. Stewards need to provide STEWARDSHIP – relatively limited investments in these properties could dramatically improve the benefits they provide to local communities. Such investments would be most effective and beneficial if it is coordinated with local governments. Strong partnerships could form through this effort, with residents and communities taking pride in these investments and acting as locale yes and ears to help protect and maintain lawful usage of the properties.	County		Will consider revision for revised draft final.	Agree	In almost all examples within the State Development and development Plan, inequity and injustice as it relates to environmentalism and open space references highly developed neighborhoods with inadequate open space opportunities. The Plan needs to also identify the growing inequity and injustice found in communities with so much preserved open space that basic livability is being called into question
Revitalization		County 12	That State Plan includes subgoals of revitalizing older centers and recentering underutilized developed areas. Within Cumberland County, there are existing and historic population centers that are well established and historically significant. These areas are not identified in the State Plan. These existing smaller scale villages and hamlets are at a cross roads- NJ DEP infrastructure regulations do not support these existing and historic patterns of development. Such communities have been identified on the maps as being relocated from PA5, PA4B or PA4 to PA3: Fringe, as permitting and incentivizing investment in these communities with infrastructure would not only improve public health (i.e.. undersized lots with septic and well), but also act as a catalyst for economic development, reinvestment and revitalization. These smaller scale centers include: Port Norris, Mauricetown, Dividing Creek, Newport, Greenwich, Fairton, Laurel Lake, Leesburg, Delmont, Port Elizabeth, Cedarville, Roadstown, Rosenhayn, and Dorchester, Bivalve, and Bricksboro. All population centers- regardless of size- need to be recognized by State Agencies.	County		Will consider revision for revised draft final and will review mapping changes post adoption of the final plan.	Agree	New Centers can not be endorsed during cross acceptance.

Sound and Integrated Planning		County 12	The State Agencies need to better balance one another. Much of Cumberland County, and more specifically the Bayshore Region, lies within NJDEP and CAFRA jurisdiction. In conducting outreach to our municipalities that had recently achieved Plan Endorsement, there was much discussion about NJDEP mandating a reduction in the size of center boundaries given the ecological significance of that area. NJDEP failed to take notice of a sustainable balance of land development within the Center. Further, the State's environmental regulations and purchase of open space threaten the livability of communities, which render much of the Bayshore "inhabitable" and "non-developable." Should NJDEP restrictions continue to remain stringent, there needs to be some form of equity given to those impacted communities.	County		Will consider revision for revised draft final.	Agree	
State Plan Policy Map		County 13	Given the rural nature of Cumberland County, there are limited utilities and infrastructure, such as sewer service which is often a requirement for higher density housing. The existing Sewer Service Areas are predominately located within the County's three cities- Vineland, Bridgeton and Millville- and within municipalities adjacent to the cities. The majority of the existing sewer service area are located in PA1: Metropolitan and PA2: Suburban. Areas that have sewer service and are located in other Planning Areas (such as PA4: Rural), should be reassigned to PA1 or PA2, depending upon local conditions.	County		Will review post adoption of the final Plan.	Agree	
State Plan Policy Map		County 13	In addition, there are other areas of the County that are located in PA4: Rural or PA5: Environmentally Sensitive, but are existing nonconforming as small lot residential development, given the historic settlement patterns of the County. These areas include the communities of Port Norris, Mauricetown, Dividing Creek, Newport, Greenwich, Fairton, Laurel Lake, Leesburg, Delmont, Port Elizabeth, Cedarville, Roadstown, Rosenhayn, and Dorchester, to name a few. These areas of existing small lot development should be acknowledged in the State Plan as areas in need of investment, including access to infrastructure such as sewer, water, and high-speed internet.	County		Will review post adoption of the final Plan.	Agree	planning area amendment
State Plan Policy Map		County 13	Further, all state-owned land in Cumberland County should be reassigned to PA8: State-Owned Land. The County also recommends that PA8 be reassigned its name from State Parks and Open Space to State-Owned Land, as there are several NJDEP-owned properties that are leased to private entities for farming and are therefore not publicly accessible.	County		Will review post adoption of the final Plan. Will consider revision for revised draft final.	Agree	
Implementation		County 14	Lack of Flexibility for Local Implementation- Rural communities face different challenges than those in the more urbanized areas. Specifically, PA4 and PA5 should encourage low density rural communities with the supportive infrastructure to maintain reasonable and modern living conditions. Only PA8 should be prohibitive of development.	County		Will consider revision for revised draft final.	Agree	
Agriculture		County 14	Insufficient attention to agricultural and resource-based economies- Agricultural and resource based economic development needs to be incorporated into the State Plan as a means to balance the preservation with economic development. Amenities such as bathrooms, water fountains, and small-scaled restaurants for tourists looking to spend a day in nature and remote areas require infrastructure. There are many regulatory barriers prohibiting complimentary uses from opening that support eco-tourism and agri-tourism. Future revisions to the state plan and implementation of the state plan should incorporate these revisions.	County		Will consider revision for revised draft final	Agree	
Infrastructure		County 14	Transportation and Infrastructure Gaps- Rural counties face persistent challenges related to infrastructure maintenance, limited public transportation, and aging utility systems. However, the Preliminary Plan highlights transit-oriented-development (TOD) and other transportation issues already served by mass transit, rather than acknowledging issues faced outside of train lines. The Infrastructure investment framework should include rural transportation corridors, bridge repair programs, and innovative rural mobility solutions (e.g., micro transit, demand-responsive services, etc.). There should also be a discussion related to rural broadband and cellphone coverage as critical infrastructure priorities.	County		Will consider revision for revised draft final	Agree	
Comprehensive Planning		County 14	Plan Endorsement Process- empower counties to provide services on behalf of municipalities	County		Will consider revision for revised draft final	Agree	
Implementation		County 14	Reasonable timeframe limitations for permits and plans, especially Wastewater Management Plans.	County		prioritize project regarding health and public safety and strengthen language for revised draft final.	Agree	

Appendix B: Statewide Policy Issues (Cumberland County)						
PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	reasonable. If a word is defined by another state agency to be consistent.	Agree	
General		Formatting of document will be done for revised draft final	State	reasonable.	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	reasonable provided comments can be made after release of draft final.	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	supportive.	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	supportive of concept.	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	No comment. Do not want any special resource areas recognized in the County.	Agree	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	does not be on the static map.	Agree	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	Agree	Agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Strongly support. Historic preservation issue.	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	beneficial for the county and its municipalities.	Will consider revision post all Neg Sessions. And provide language on flexibility.	Criteria needs to be flexible especially for those municipalities not 1 sq. mile.
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	Specifically state owned. In agreement with showing them as the map does not need to be a separate planning area. Needs to be designated.	Agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	as long as it does not impede development. This may already be handled.	Disagree, but will take into consideration when developing strategy.	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	supportive of recognizing development within rural. Prefer fringe.	Agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Yes as long as there is an increase in Center boundary. Will need to wait for final definition of Core. Does not want more restriction.	Agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Yes as long as there is an increase in Center boundary.	Agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Agree with implementation of updating rules and providing language in plan.	Agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	agree	Agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	fine if it removed redundancy	Agree	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	Agree	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree	

Appendix A: Hunterdon County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY AGREE/DISAGREE	NOTES
Housing	23	NA: 1; Municipal CART: 16, 25	The Strategy states, "Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to meet future population growth and address affordability needs. Encourage municipalities to adopt inclusionary zoning, streamline development through public-private partnerships, and integrate green building standards and transit-oriented infrastructure to improve sustainability." This strategy seeks to build housing blind to environmental limitations and utility constraints. Housing development must work within the confines of environmental limitations and utility constraints.	County/Franklin Township/Frenchtown Borough	Will consider revision for revised draft final plan.	would be nice to see the language. Agree.	County proposed revision: This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints, including housing development that is located on lands that can: support/promote reductions in greenhouse gas emissions (i.e. sustainable development), promote adoption of clean energy community planning (i.e. community solar), and advance/require utilization of clean energy technologies (i.e. energy efficiency, heat pumps, rooftop solar, utility-scale solar, electric vehicle charging, etc.)
Housing	26	NA: 1-2; Municipal CART: 17, 25	Housing as a Catalyst for Economic Development – Priorities states, "In areas where water, wastewater, and transportation infrastructure is available, allow for increased residential development densities as a consideration for providing required affordable housing set-asides."	County/Franklin Township/Frenchtown Borough	Will consider revision and clarifying language for revised draft final plan.	would be nice to see the language. Agree.	County proposed revision: This text should be revised to recognize water and wastewater limitations. Suggested text "In areas where water and wastewater infrastructure is available and capacity remains...." Additionally, the Plan does not define what would be considered "increased residential development densities". As written, that could be interpreted to mean one more unit per acre.
Housing	29	NA: 2; Municipal CART: 26	Health and the Environment – Priorities states, "Communities across the State are increasingly vulnerable to climate change as coastal flooding, river flooding, and extreme heat have all become commonplace. Housing built in areas at higher flood risk should elevate systems, develop evacuation plans, and secure adequate building and flood insurance." Frenchtown has several areas within FEMA's 100-year and 500 year flood zones as well as in the floodplain designated under NJDEP regulations.	County/Frenchtown Borough	Will consider revision and clarifying language for revised draft final plan.	Agree	It is unclear if the sentence applies to new construction, additions, or certain types of renovations. New construction of homes within the areas designated by NJDEP regulations as within flood-prone areas should be discouraged.
Climate Change	42	NA: 2; Municipal CART: 26	Coastal Areas and Riverine Corridors – Priorities states, "Promote smart growth by implementing DEP floodplain regulations."	County/Frenchtown Borough	Will consider revision and clarifying language for revised draft final plan.	Agree	It is unclear what is meant by this statement. Additional text should be provided to clarify how DEP floodplain regulations promote smart growth in developed towns.
Natural and Water Resources	43	NA: 2; Municipal CART: 26	The Goals section states, "All levels of government, including regional planning agencies, should take actions to avoid, minimize, and mitigate site disturbance, tree removal, habitat fragmentation, impervious coverage, greenhouse gas emissions, invasive species, and the use of toxic building materials and ingredients; and prioritize natural and nature-based strategies and solutions. Continued development and preservation of local and regional systems of parks and preserved lands linked by trails, greenways, and public rights-of-way is necessary to protect the habitat and recovery of rare, threatened and endangered species, and protect native wildlife species."	County/Frenchtown Borough	Will consider revision and clarifying language for revised draft final plan.	Agree	The Draft State Plan demands more housing development as one of its goals. However, it is unclear how a community can avoid site disturbance, tree removal and impervious coverage when building housing unless all housing construction is to take place on previously developed land. The Borough supports the above goal as written but encourages the State to reconsider and revise the goals and priorities listed for housing.
2024 Comprehensive Planning	62	NA: 2; Municipal CART: 3, 34-35	Regional Planning and Areas of Critical State Concern - The Draft State Development and Redevelopment Plan references that "Additional areas of critical concern should be considered in the future." Among the areas to be considered is the Sourlands region. The Hunterdon County Planning and Land Use Department has received resolutions of support requesting that the Sourlands region be designated as a Special Resource Area and Area of Critical State Concern from Lambertville City and East Amwell Township. The Sourlands Conservancy has pointed out that the 90 square mile area that comprises the Sourlands Region supplies clean water for more than 800,000 residents in New Jersey and Pennsylvania. This region serves as an intensive carbon sink, due to the vast forest within the region. New Jersey has expressed an interest in supporting old growth forests and the carbon sequestration of these regions through the Forest Stewardship Task Force report of February 2023.	County/East Amwell	Will consider revision and clarifying language for revised draft final plan.	Agree	East Amwell Township and Lambertville City have approved resolutions supporting the Sourlands Region becoming a Special Resource Area and Areas of Critical State Concern. The SPC has also received many written comments on this topic, including a letter from Senator Turner, regarding support for the designation.
State Plan Policy Map	72	NA: 2-3; Municipal CART: 13, 21, 22	Planning Area Change - The Hunterdon County Planning and Land Use office has been made aware of one mapping change by Franklin Township. The area in the northern part of Franklin Township is designated as Planning Area 2. Based on the interactive locator map, Franklin is within three Planning Areas. Metropolitan Planning Area (PA 1) covers the northern most point of the Township, which includes the ShopRite and WalMart shopping centers, Hampton Inn and church. The identified area does not fit the criteria noted for PA1 and should be modified to PA3, which reflects the characteristics of this portion of Franklin.	County/Franklin Township	Will review the map change post adoption of the final plan	Agree	The municipality has requested that this area be designated as Planning Area 3.
Implementation	83	NA: 3; Municipal CART: 22, 26	"Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities." Frenchtown takes exception with the above statement. The above statement should be deleted from the Draft State Plan or substantially revised.	Franklin Township/Frenchtown Borough	Will consider revision and clarifying language for revised draft final plan.	Agree	It appears the Draft State Plan suggests municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level. It is unclear how a municipality would be determined to "lack resources" and who would make the determination. Additionally, it is important to point out that state agencies and the State Planning Commission has not established any incentives for municipalities to undertake beneficial regional planning and, before proposing measures that might disregard the value of municipal planning, an incentive-based approach to promote regional planning should be established at the state level. Is the Draft State Plan suggesting municipalities that lack resources be eliminated and governed/regulated at a regional level, rather than a local level? How would a municipality be determined to "lack resources" and who would determine this?
State Plan Policy Map		Municipal CART: 20	A majority of the Township is within either PA4B or PAS, which aim to protect farmland, environmental resources, and the character of the existing community. These designations do not appear to support the Housing goals and priorities. In fact, they appear to conflict with the Housing goals and priorities.	Franklin Township	Will consider revision and clarifying language for revised draft final plan.	Agree	The Draft State Plan should be amended to provide Housing goals and priorities that fit within the PA4B and PAS designations.

Appendix B: Statewide Policy Issues (Hunterdon County)						
PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	Agree and look forward to seeing modifications	Agree	
General		Formatting of document will be done for revised draft final	State	Agree and look forward to seeing modifications	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	Agree and look forward to seeing modifications	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	very useful to see. Agree	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	Agree and look forward to it.	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	looking forward to recognize the Sourlands. Would like to see what the mapping for Skylands looks like.	Agree	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	can see how it would be busy on the static map, but an outline can work. Is ok with adding to the interactive locator map. See the benefit of the special resource area boundaries.	Agree	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	redoing Plan Endorsement would be wonderful.	Agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Agree would be useful	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	tread carefully and agree to state reviewing appropriately	Agree	or keep 1 sq mile and keep criteria flexible
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	county has 50% land mass tax assessed. Not sure if we need to break the preserved open space. Concerned about a very busy map. Can see it stay as an element.	Agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	CCRHVA can be utilized. Whatever can be done to kick start the municipalities and funding would be helpful. Look forward to seeing it added to the Plan.	Agree	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Curious to see how this works with Hamlet Center Designation, but this may make it easier.	Agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Would be useful. Agree conceptually. Largest municipality has sewer capacity limitations.	Agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Would be useful. Agree conceptually. Largest municipality has sewer capacity limitations.	Agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Agree and would make endorsement less onerous	Agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	Agree	Agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	since it is a site is should stay less than 1 sq mile	Agree	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	there was some confusion in plan making it seem regulatory and language should be revised.	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree	

Appendix A: Atlantic County Cross Acceptance Response Items							
PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
General		16, 26	"Linwood recommended that The Preliminary State Plan can better meet local needs by addressing the state formula for school funding. "The City of Linwood mentioned that the State Plan can better meet local needs by addressing the state formula for school funding.	City of Linwood	Will address in revised final draft plan.	AGREE	
Climate Change		25	"Atlantic City notes that the proposed NJ PACT: Protecting Against Climate Threats rules & the Climate Adjusted Flood Elevation (CAFÉ) rules will significantly limit redevelopment opportunities and ratables in Atlantic City. Atlantic City is a fully developed urban environment with significant redevelopment activity and goals to continue that momentum. Atlantic City calls into question if there should be incentives and guidelines for creating amphibious communities such as the Netherlands."	Atlantic City	Will address in revised final draft plan.	AGREE	

Appendix B: Statewide Policy Issues - Atlantic County

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	Agree	Agree	
General		Formatting of document will be done for revised draft final	State	Agree	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	Agree	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	Agree	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	Agree	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	No Comment		
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Agree	Agree	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	Agree	Agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Agree	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	Flexible language is good.	Agree	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	good to show on map. Officially permanently preserves should be shown on the map.	Agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	agrees on some level but what's the appropriate level. Concern regarding what levels will be used. Questions data sources that will be used.	will make recommendation after further discussion and agree to address comments.	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Agree	Agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Agree	Agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Agree	Agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Agree	Agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	Agree	Agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	Agree to keep as is due to being ok with flexible criteria of Planning Areas	Agree	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	Agree	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree	

Appendix A: Mercer County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY AGREE/DISAGREE	NOTES
General			4. The development statements of the State Plan should include text that make specific reference to the need to balance statewide objectives with local municipalities master plan goals and objectives.	East Windsor	Will consider revision in revised draft plan.	Agree	
General			5. State planning goals should promote development that seeks to balance the needs for residential development with a supply of indoor and outdoor recreation development.	East Windsor	Will consider revision in revised draft plan.	Agree	
General			6. Further streamlining of minor application to the NJDEP is recommended.	East Windsor	We will share comment with state agencies. We will consider revision to language on permitting at a high level in the revised draft plan.	Agree	
General			5. NJ Department of Transportation should enact policy changes that manage and, where possible, separate regional from local traffic.	Hightstown	We will share comment with state agencies. We will consider revision to language on permitting at a high level in the revised draft plan.	Agree	
General			6. NJ Department of Environmental Protection should restructure the way it analyzes and regulates stormwater management	Hightstown	Will consider revision in revised draft plan.	Agree	NJ Department of Environmental Protection should restructure the way it analyzes and regulates stormwater management around the entire watershed, instead of artificial municipal or county borders. Much of our infrastructure (e.g., bridges, culverts, etc.) was designed for different hydrologic conditions (i.e., less impervious area) than presently exists. Rapid development in many parts of the state increases imperviousness and, when combined with climate change, results in increased peak and volumes of stream flows. The increased amount of water leads to stream bank erosion, which results in unstable areas at roadway crossings, and degraded stream habitats. Increased imperviousness decreases groundwater recharge, decreasing base flows in streams during dry weather periods. Lower base flows can have a negative impact on instream habitat during the summer months. Hightstown is a case study in illuminating the shortfalls of the approach used today. The Borough has been plagued with flooding, driven by watershed impacts outside its planning area, such as street and neighborhood flooding as water backs up behind culverts that are too small for current flows, erosion of stream banks and sediment build-up in Peddie Lake" on page 28 of Cross-Acceptance Response
Economic Development	21	15	3. The assertion on page 21 of the Preliminary Plan that Princeton gained at least 5,000 jobs between 2010 and 2020 seems unlikely. It may refer to the consolidation of the former Borough and Township, or to the 08542-zip code, which extends beyond the municipal borders into several other towns.	Princeton	Will consider revision in revised draft plan.	Agree	
Climate Change	40	14	1. The State Plan should stormwater management on a regional basis (establishment of a stormwater utility for the entire watershed to properly assess infrastructure costs to those creating the runoff. [BETTER COORDINATION]	Pennington	Will consider revision in revised draft plan.	Agree	
SPPM	68	9	1. Hightstown straddles the definition of "Planning Area 1 - Metropolitan" and "Planning Area 2 - Suburban" - yet it is wholly designated as PA2 Suburban.	Hightstown	Will review post adoption of final Plan.	Agree	
SPPM	69	5	the broad statements regarding encouraging development and redevelopment in the various planning areas, should include a specific caveat that these goals have broad intentions for the areas designated and that they are subject to the specific environmental limitations	East Windsor	Will consider revision in revised draft plan.	Agree	
Implementation	82	9	2. The State Plan should provide more specific recommendations for how to drive revitalization in the hundreds of smaller towns within PA2 where supporting infrastructure is already in place.	Hightstown	Will consider revision in revised draft plan.	Agree	
Research Briefs	138	9	4. NJ Department of Transportation has a strong complete streets policy, supporting design guide and implementation manual for capital projects; however, this policy does not apply to Local System Support projects and is not used for ongoing maintenance	Hightstown	Will consider revision in revised draft plan. Will coordinate with state agencies.	Agree	
Mapping	N/A	5	1. While the State Plan Planning Areas are generally consistent with the areas of existing development and planned growth by the Township, the limits are in many places not aligning with the established limits of development as may be indicated by the land use and land cover data available.	East Windsor	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	5	2. The various planning areas should be updated with the state database of established open space and recreation areas to plan the appropriate connections and to safeguard these important planning areas for the municipalities residents.	East Windsor	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	7	1. Anything inside of the I-295 corridor should not be designated as PA2 - Suburban.	Ewing	All proposed mapping will be considered after the adoption of the final state plan.	Agree	

Mapping	N/A	7	2. The Center boundary for West Trenton is not accurate.	Ewing	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Everything inside of the 295 beltway around Trenton, besides environmental features, should be PA1.	Ewing	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Shabakunk Creek cleanup/flood storage	Ewing	Will consider revision in revised draft plan.	Agree	importance of cleanup of urban stream corridors. Should be targeting for height remediation.
Mapping	N/A		Need to redraw proposed West Trenton Center boundary	Ewing	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	10	7. The Millstone River Basin needs to be protected from the negative impacts of sprawling development, including all lakes and tributaries.	Hightstown	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	12	1. SDRP policies and land capability mapping correlate well with local planning and zoning, except in several areas where existing farmland is located in growth-oriented planning areas.	Hopewell Twp	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	12	2. Planning Areas 2 and 3 occupy nearly 11,000 acres of Hopewell Township with substantial farmlands interspersed. Inclusion in PA4 or PA5 would better protect these areas.	Hopewell Twp	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	12	3. Hopewell's farmland retention objectives would be better served if farm assessed properties were in PA4.	Hopewell Twp	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		One area from PA2 to PA3/4/5	Hopewell Twp	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Four areas from PA3 to PA4	Hopewell Twp	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		[mapping amendments not specified by Mercer County]	Mercer County	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	14	3. An area that needs to be protected is the state highway Rt. 31 corridor and high-density development in neighboring Hopewell Twp. with all the traffic-congestion related effects have a huge effect on Pennington.	Pennington	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	15	1. The State Plan map shows a portion of land between Rt. 206 East to Bunn Drive classified as PA-3. A P-2 designation is more fitting	Princeton	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Area largely in OR-1 and OR-2 zones should be changed from PA3 to PA2	Princeton	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Readopt 2001 center boundary	Princeton	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Former Miry Run Golf Course to PA8	Robbinsville	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Area on Gordon Road should be PA2	Robbinsville	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Area on Hawkins Road should be PA2	Robbinsville	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A	18	slight adjustments are required to:(a) place recently approved and under-construction multifamily developments in PA- 2;(b) place existing farmland in PA4;(c) place existing residential developments in PA2.	West Windsor	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Multiple additions to PA2	West Windsor	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mapping	N/A		Multiple additions to PA4	West Windsor	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
General			The Borough seeks the support of NJDEP, NJDOT, other state agencies, and Mercer County to address infrastructure and flooding concerns in the Borough. Providing effective communication and coordination with state and county agencies to help address these ongoing problems is vital to the Borough's health, safety, and general welfare.	Hopewell Borough	Will add language in the revised draft plan. Will send comments to state agencies.	Agree	Added to the agenda during Negotiation Session.
General			The Borough is fully developed and is not include areas where sprawl is possible. However, given the nature of the Borough and historic development, flooding is a major issue. Coordination between Hopewell Township, the County, and the State should be advanced to find solutions and mitigate flooding.	Hopewell Borough	Will add language in the revised draft plan. Will send comments to state agencies.	Agree	Added to the agenda during Negotiation Session. Reality is many towns that raised this issue. Not to be looked at in isolation.

General			Area to be protected from sprawl/vulnerable area were flooding is a concern: Along Route 206 and Bunn Drive, retail has developed in a sprawl manner. There are areas that are prone to flooding (ex. Quaker Road/Province Line or River Road), but the lands are already purchased and protected as open space. One recent suggested option is to purchase and protect the Shechtel property (660 and 680 on Cherry Valley Road) which lies adjacent to the recently preserved open space known as the 153-Acre Wood. Princeton monitors the FEMA National Flood Hazard data and further identifies vulnerable lands. Green design principles are incorporated into development applications and green infrastructure is encouraged to be proactive.	Princeton	Will add language in the revised draft plan. Will send comments to state agencies.	Agree	Added to the agenda during Negotiation Session. State Plan address coordinated response to flooding. And how we are coordinating with other state agencies. Highlighting coordination with adjacent properties.
General			The Township recommends streamlining the NJDEP review process. Several approved applications have dealt with significant wait times with the NJDEP, thus being contrary to the Preliminary Plan's economic development goal of eliminating unnecessary bureaucracy and costly delays.	West Windsor	We will share comment with state agencies. We will consider revision to language at a high level in the revised draft plan.	Agree	Added to the agenda during Negotiation Session
State Plan Policy Map			Create new Planning Area that reflects developed areas that are subject to flooding.	Mercer County	Will add language in the revised draft plan.	Agree	Added to the agenda during Negotiation Session
General			Include Flood Maps that will be used by the entire state in the State Development and Redevelopment Plan	Mercer County	Intend to add data source to the layers we use. Will consider adding flexibility in Plan regarding updates to data sources. Will coordinate with state agencies regarding consistency on data being used.	Agree	Added to the agenda during Negotiation Session. County wants clear guidance on which Map should be used.

Appendix B: Statewide Policy Issues (Mercer County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	Agree	Agree	
General		Formatting of document will be done for revised draft final	State	Agree	Agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	Agree	Agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	Agree	Agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	Agree	Agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	Agree to Sourland Mountain Region with policies and terms added to the plan.	Agree	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	Agree to being mapped on the state plan policy map.	Will make a determination once we have all negotiation entity feedback.	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	Agree	Agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	Agree	Agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	Agree	Agree	Strengthen flexible criteria language
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	Agree but following should be considered: a. Any "Open Space" should include distinction on the type of open space and preservation status b. Farmland should be included in this category	Agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas a Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	Agree	Agree	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	Agree	Agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	Need more information. Have seen cores collapse. Centers have merit, but get away from the core idea. Makes the plan obsolete. Disagree with core concept.	Will make a determination once we have all negotiation entity feedback.	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	Need more information.	Will make a determination once we have all negotiation entity feedback.	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	Agree but possible revisit with every state plan update.	Agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	Agree	Agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed that CESs should become critical environmental areas.	State	Agree	Agree	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	Agree	Agree	
Implementation		Implement the State Plan as a guide.	State	Agree	Agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	Agree	Agree	

Appendix A: Camden County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY AGREE/DISAGREE	NOTES
General		51	Consider providing a comprehensive list of grant funding opportunities and/or technical assistance by topic that municipalities can use to implement key policies or strategies that would support the goals and vision of the state plan.	Gloucester Township	Will address in revised final draft plan.	Agree	
State Plan Policy Map		59	Planning Areas: Environmentally Sensitive Planning Areas (PA5) - This is residential/office space. It is not an environmentally sensitive area.	Borough of Haddonfield	All proposed mapping revisions will be considered after the adoption of the new final plan.	Agree	
State Plan Policy Map		106	There are two state planning areas that are designated within Voorhees Township, according to the 2013 Natural Resources Inventory: The Metropolitan Planning Area (PA1), and Suburban Planning Area (PA2). The largest coverage in the township is the Metropolitan Planning Area. The NRI does also note that State Planning Areas generally do not coincide with boundaries of the township but extend into adjacent municipalities. Based on the descriptions of these planning areas in the State plan, these areas seem to be the most applicable to the township and suit the development goals of the township well. In particular, the township's goals to continue encouraging mixed use and pedestrian-friendly development as well as progressing the revitalization of existing business/community centers aligns with the listed intents of both the Metropolitan and Suburban planning areas from the state plan.	Voorhees Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	Agree	
State Plan Policy Map		106	For the centers/nodes and environs component of the state plan, as Voorhees continues to redevelop and revitalize existing commercial and community centers/hubs, the definitions and descriptions of these portions of the state plan will likely aid the township in implementing more effective policy to accomplish these goals and produce improved outcomes for Voorhees residents. As such, one recommendation for the state plan that could support the township in this goal would be to possibly include information about strategies on the interaction between centers/nodes and environs, particularly for regional and town-type centers and within the Metropolitan and Suburban State planning areas. This would be beneficial for Voorhees Township as a few specific areas in the municipality have been designated as areas in need of redevelopment, many of which fit or are close to fitting the state plan's definition of a center (such as the Voorhees Town Center and Main Street areas of the township). However, even the existing provisions on nodes/centers and environs in the state plan are an ample resource for Voorhees in further fostering growth of commercial/community centers within the township.	Voorhees Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	Agree	
State Agency Coordination		107	As it is used rather extensively in township reports/plans such as the master plan reexamination and natural resources inventory, keeping the most current data readily available from state and county/regional agencies such as the New Jersey Department of Environmental Protection (NJDEP), New Jersey Geographic Information Network (NJGIN), and Delaware Valley Regional Planning Commission (DVRPC), to name a few, would be of great assistance to the township as such data is immensely beneficial for updating township plans and reports and working towards accomplishing community goals and objectives, which once again align with the goals of the state plan. Having this data easily accessible and in its most current version from department/agency websites helps streamline the townships' processes to complete the most accurate and up to date plans and reports.	Voorhees Township	Will address in revised final draft plan.	Agree	
General		115	While a certain degree of separation is required to keep goals coherent, it would be good to include discussion of how economic and housing growth and development can and should be balanced with conservation, especially in light of current affordable housing obligations which will drive further development.	Winslow Township	Will address in revised final draft plan.	Agree	

Appendix B: Statewide Policy Issues (Camden County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	agree	agree	
General		Formatting of document will be done for revised draft final	State	agree	agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	agree	agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	agree	agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	agree	agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	agree with inclusion	agree	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	SRAs should appear on map, include reference to other mapping tool	agree	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	agree	agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	agree	agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	agree with flexibility	agree	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	agree to new planning area	agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas as Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	agree	agree	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	neutral	agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	agree	agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	agree	agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	neutral	agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	agree	agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed, then CESs should become critical environmental areas.	State	agree	agree	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	agree	agree	
Implementation		Implement the State Plan as a guide.	State	agree--should be guide, not regulation	agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	agree	agree	

Appendix A: Salem County Cross Acceptance Response Items

PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE INITIAL DRAFT RESPONSE	AGREE/DISAGREE	NOTES
Implementation		5, 6, 7	The overall coordination and communication needs to be improved between state agencies, including NJDEP and NJDOT, and between the state, counties, and municipalities. "I would recommend having a representative or office from every agency as a point of contact for each region (south, central and north), that way issues are raised properly and things are not getting buried as has happened for quite some time."	County	Will address in revised final draft plan.	AGREE	
State Agency Coordination		6	Funding is needed to support flood resiliency infrastructure. "Our river communities are a concern and, although we worry about sea level rise along our shore points, our river communities are also feeling the same affects. There needs to be funding allocated to improve retaining walls, dams, Sluice gates along the river to help mitigate some major issues developing along our river communities. DEP also needs to focus on removing silting along the river coming from creeks that feed the river and removing blockages. We had a road flooded for a month straight a year ago do to a Sluice gate being clogged up with debris and silt from the river washing it in."	County	Will address in revised final draft plan.	AGREE	
Implementation		37, 38	Financial aid/funding is needed to hire technical assistance in order to implement the State Plan goals. If direct aid is not feasible, any kind of resource packets that would provide technical expertise to municipal administrations would also be helpful.	Borough of Penns Grove	Will address in revised final draft plan.	AGREE	
General		32, 33	Aspects of the plan are not applicable to some characteristics of the county, particularly in areas where growth is not possible or beneficial. "The plan appears to be written for larger communities. The plan does not address environmental issues such as wetlands and flood hazard areas which limit growth. Also assumes that growth is good when it at times it can be detrimental to a community by increasing costs to serve resident's needs."	Township of Oldmans	Will address in revised final draft plan.	AGREE	
General		19	"It is recommended that the state review the requirements for formal periodic Master Plan reviews, as these can be quite costly. Changes to review requirements should be considered to reduce plan review costs for small, rural communities with limited opportunities for growth or impacts to our stated goals."	Township of Elsinboro	Will address in revised final draft plan.	AGREE	
General		65	The State Plan should allow municipalities to choose a primary focus areas based on their most pressing issues while still maintaining the rest of the focus areas as important, but secondary. Not every municipality needs to balance the goals equally; for a place like Salem economic expansion is more critical to the basic survival of residents than conserving habitat.	City of Salem	Will address in revised final draft plan.	AGREE	
Mapping		5	There are ample areas in the county that may be a PA3 or PA5 that have received sewer service and should be evaluated. Many municipal partners did not allocate funding to evaluate this and the County does not have the staffing to evaluate all the planning areas for each municipality	County	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Mapping		29	The area delineated as PR Salem City Extension are not reflective of the current water service zone in Mannington Township. This should be reviewed and corrected.	Township of Mannington	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Mapping		32	Oldmans would predominately be considered to be a PA3 which is not how the State mapped the municipality.	Township of Goldman's	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Mapping		49	The Fringe Planning Area (PA3) in the southwest corner of the Township adjacent to Carneys Point and Mannington may warrant additional review in light of the development occurring in that area. The Woodstown Extension, Sharpton Village and Yorktown Village proposed during the initial cross-acceptance process may also warrant further review by the Township to assess the current validity of these proposals.	Township of Piles Grove	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Mapping		43	In general terms, the areas designated as Metropolitan Planning Area (PA1) are not consistent with the State Plan Policy Map Definitions, or with existing development and the Master Plan goals for the Township and warrants additional review. Specifically, the areas North and West should be designated Suburban Planning Area (PA2). Also, the areas South of the Fringe Area that are defined as Metro, should be redefined as additional Fringe Planning Areas (PA3).	Township of Pennsville	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	

Appendix B: Statewide Policy Issues (Salem County)

PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	JURISDICTION	COUNTY RESPONSE	SPC NC AGREE/DISAGREE	NOTES
General		Add definitions requested from public comment to glossary	State	agree	agree	
General		Formatting of document will be done for revised draft final	State	agree (add hyperlinks if possible)	agree	
General		Clarifying language requested from public comment will be added to revised draft final	State	qualify that Plan should be more frequently updated; agree	agree	
Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	State	agree	agree	
Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	State	agree	agree	
Comprehensive Planning	62	Recognize the following as Special Resource Areas: The Delaware Water Gap National Recreation Area, The Skylands Region, The Sourland Mountain Region, The Great Swamp, Peter J. Barnes III Wildlife Preserve, and Rancocas Creek.	State	would support making SRA designation easier, amending list of SRAs going forward; Mannington Meadows should be added; agree	agree	
Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	State	agree (legend of map)	agree	Currently, Special Resource Areas are not mapped.
Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	State	agree	agree	While Plan Endorsement is in the Plan generally, the specifics of endorsement are in the Guidelines and Benefits documents, respectively.
State Plan Policy Map		Planning Areas: remove adjacency criteria.	State	agree	agree	Example: a PA2 will not need to be next to a PA1.
State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	State	agree	agree	
State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	State	strongly agree (distinguish farmland with a different color)	agree	The 2001 Plan does not consider Parks, Open Space, and Natural Areas as Planning Area.
State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	State	agree	agree	Example: PA1B and PA2B
State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	State	agree	agree	Example: PA4C
State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	State	agree	agree	This concept was introduced in the 2001 Plan and removed in the Preliminary Plan.
State Plan Policy Map	78	Centers: Revise the definition of Center.	State	agree	agree	
State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	State	there should be further refinements on how centers should be designated and renewed; perhaps perform a review every 10 years (what happens if a center drops in population?)	agree	Centers/cores/nodes expire after 10 years unless you are one of the few permanent centers.
State Plan Policy Map	78	The State Plan should include a list of identified Centers	State	agree	agree	
State Plan Policy Map	76	Critical Environmental Site: if the land greater than 1 sq. mile criteria is removed, then CESs should become critical environmental areas.	State	agree	agree	CESs in the 2001 Plan were meant for areas less than 1 sq. mile.
State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	State	agree	agree	
Implementation		Implement the State Plan as a guide.	State	agree	agree	SPC received many comments on having the State Plan not impose on local zoning and regulation changes.
Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	State	agree (incremental implementation?)	agree	