



State of New Jersey

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Cross Acceptance – Draft Statement of Agreements and Disagreements July 31, 2025

INTRODUCTION

The Office of Planning Advocacy (OPA), on behalf of the State Planning Commission's (SPC) negotiating committee, is pleased to provide this Draft Statement of Agreements and Disagreements, in accordance with N.J.A.C. 15:30-4.6(a), on the Negotiation Phase of Cross Acceptance.

OVERVIEW

Between July 1, 2025 and July 25, 2025, the Office of Planning Advocacy conducted twenty-two (22) public Negotiation Sessions—one for each county in New Jersey, as well as the Highlands Council. At each of these Negotiation Sessions, the State Planning Commission's negotiating committee met with the authorized representatives of each Negotiating Entity to discuss items previously identified to produce substantive improvements to the current, preliminary draft of the new State Development and Redevelopment Plan (SDRP). These items for discussion were drawn from the Cross Acceptance Responses prepared by the Negotiating Entities, as well as public comments submitted to the Office of Planning Advocacy through other official means. At each Negotiation Session, municipal representatives and members of the public were given the opportunity to contribute to the dialogue—all were noticed in compliance with the Open Public Meetings Act.

Each Negotiation Session was comprised of two sections of practical discussion. The first of these sections focused on the discussion of items drawn from the Negotiating Entity's Cross Acceptance Response. These items were presented in table format and were labelled as "Appendix A" on that session's published agenda. The second of these sections focused on items of statewide significance, and each Negotiating Entity was asked to respond to a standardized list of items drawn from multiple Cross Acceptance Responses or from the public's comments. These were presented as "Appendix B" on each session's published agenda. Summaries of these separate portions of the Negotiation Sessions follow and are attached hereto.

In accordance with N.J.A.C. 15:30-4.5(b), the Office of Planning Advocacy produced two (2) interim reports on the status of the Negotiation Sessions in July 2025. These reports were duly distributed and posted to the OPA website.

Upon the completion of the last Negotiation Session on July 25, 2025, the State Planning Commission's negotiating committee determined that the negotiations have produced the highest degree of agreement feasible, and that the Negotiation Phase of Cross Acceptance was therefore complete.

CROSS ACCEPTANCE RESPONSE ITEMS – APPENDIX A

Throughout the Negotiation Phase, a cumulative 555 items were presented for discussion in the first section of each Negotiation Session. Of these, 233 items pertained to proposed changes to the State Plan Policy Map. Because the State Planning Commission had previously determined to pause amendments to the State Plan Policy Map until after the adoption of the new State Development and Redevelopment Plan, the State Planning Commission's negotiating committee informed each Negotiating Entity that these items would be addressed in said timeframe. Twenty-one (21) of twenty-two (22) Negotiating Entities were agreeable to this approach (See attached.).

The remaining 322 items are summarized in the table below. 63 items were characterized as "general" or "various" comments, meaning they applied to the Preliminary State Development and Redevelopment Plan (PSDRP) either as a whole or to multiple sections, or they pertained to matters outside of the four corners of the document. These include requests to augment interagency coordination, enhance permitting or approval processes, improve the Plan Endorsement process, increase opportunities for financial or planning support to local governments, etc. As can be seen in the attached tables, all of these comments were noted by the State Planning Commission's negotiating committee and will be referred to the appropriate agency or commission. The specific sections of the PSDRP that generated the most requests for textual revisions include the goals on Housing (52 items), Climate Change (35 items), and Infrastructure (33 items), as well as the section on the State Plan Policy Map's criteria (41 items).

PSDRP GOAL/SECTION	ITEMS	%
General or Various	63	19.57%
Executive Summary	11	3.42%
Economic Development	15	4.66%
Housing	52	16.15%
Infrastructure	33	10.25%
Revitalization & Recentering	11	3.42%
Climate Change	35	10.87%
Natural & Water Resources	12	3.73%
Pollution & Environmental Cleanup	2	0.62%
Historic & Scenic Resources	7	2.17%
Equity	7	2.17%
Comprehensive Planning	10	3.11%
State Plan Policy Map	41	12.73%
Implementation	19	5.90%
Glossary	1	0.31%
Smart Growth Explorer Tool	1	0.31%
Research Briefs	2	0.62%
total:	322	100.00%

Of the 555 items discussed during the Negotiation Sessions' "Appendix A" sections, the State Planning Commission's negotiating committee and the authorized representatives of each Negotiating Entity were unable to come to agreement on just fourteen (14) items. That amounts to an agreement rate (including qualified or non-committal responses) of approximately 97%.

Items of disagreement were noted during the Negotiation Session with the authorized representatives of Passaic County. These pertained to the matter of numbering the goals of the new SDRP, as well as objections to the proposal to incorporate "clarifying language" on pages 18 and 26. Additionally, the authorized representatives of Cape May County were disinclined to agree to the proposal to revise specific portions of the PSDRP's text, as well as the SPC's decision to consider all amendments to the State Plan Policy Map only after adoption of the new SDRP.

ITEMS OF STATEWIDE SIGNIFICANCE – APPENDIX B

The standardized Appendix B used in the second section of each Negotiation Session contained a list of twenty-one (21) items for discussion. Each item was presented as a proposed action to be taken by the Office of Planning Advocacy in the course of producing the Draft Final State Development and Redevelopment Plan, and each Negotiating Entity's authorized representatives were asked to offer a response. As can be seen in the attached tables, consensus formed around the majority of these items. However, certain items engendered a diversity of positions from the Negotiating Entities:

Item #7 proposed adding Special Resource Areas to the State Plan Policy Map. Some Negotiating Entities agreed with this proposal, while others suggested that Special Resource Area boundaries should instead be a dynamic layer on OPA's online Locator Map only.

Item #11 proposed converting "Parks, Open Space, and Natural Areas," which are currently featured as an element on the State Plan Policy Map, into a new Planning Area. Most Negotiating Entities found this agreeable, while some expressed hesitancy. Still other Negotiating Entities requested that farmland be included in any future expression of this land use category.

Item #12 proposed creating a new Planning Area for developed areas that are subject to current and future risks associated with climate change. Most Negotiating Entities agreed, but others offered qualified agreement or disagreement. OPA will be coordinating additional research to better inform a final decision on this matter.

Item #13 proposed creating a new Planning Area for those portions of Planning Area 4 with existing concentrated development, such as hamlets. Support for this change was generally broad amongst the Negotiating Entities. However, this change may be rendered moot depending upon the actions taken on items #9 (Planning Area adjacency policy) and #10 (minimum size criteria for Planning Areas). OPA will be coordinating additional research to better inform a final decision on this matter, as well.

Item #16 proposed doing away with the current policy which stipulates that centers designated through the process of Plan Endorsement are to automatically expire ten (10) years after endorsement. The majority of Negotiating Entities agreed with this proposal, but the various positions of others were noted. Implementing such a change would require an amendment to the State Planning Rules at N.J.A.C. 15:30-7, as well as its treatment in the new SDRP.

Item #18 proposed an assortment of potential changes to the mapping of Critical Environmental Sites (CESSs) on the State Plan Policy Map. These potential changes included incorporating greater flexibility in the minimum and maximum size criteria, as well as a new designation of "Critical Environmental Area" for features significantly larger than the existing maximum size of one square mile. Responses from the Negotiating Entities varied. As with item #13, final action on this matter may be influenced by actions taken on items #9 (Planning Area adjacency policy) and #10 (minimum size criteria for Planning Areas).

It should be noted that item #6, which considered an updated list of Special Resource Areas, produced a significant amount of discussion throughout the Negotiation Phase. This matter generated more public comments than any other topic pertaining to the Preliminary State Development and Redevelopment Plan. Issues being weighed include the intrinsic value of recognizing areas of exceptional ecological, cultural, and economic significance, while also maintaining a thorough review and enshrinement process conducive with all goals and objectives of the new SDRP. At present, OPA is considering implementing a novel procedure for the recognition of future Special Resource Areas, similar in many respects to the Plan Endorsement process. Further consideration is warranted.

Lastly, the aforementioned item #10, which proposed a greater degree of flexibility in the application of the one square mile minimum size criterion for Planning Area mapping, received near universal agreement from the various Negotiating Entities. This was the case even though the Preliminary State Development and Redevelopment Plan already stipulates that flexible application of this and other standards may be required based on local conditions. This presents an opportunity to enhance and clarify all criteria articulated in the State Plan Policy Map section of the new SDRP.

GOING FORWARD

In accordance with N.J.A.C. 15:30-4.6(b), the State Planning Commission “shall not act on the Draft Statement of Agreements and Disagreements until at least 14 days after it is distributed.” When the State Planning Commission approves the final Statement of Agreements and Disagreements, the Cross Acceptance process shall conclude.

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 have still been provided ample opportunities 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.

Cross Acceptance Response Items - Proposed Mapping Changes								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Bergen	Mapping	N/A	9	Is it appropriate that areas without sewers be mapped as PA-1? While many of these areas received this designation decades ago (during the first round of the State Plan), there is no intention, nor the financial wherewithal in most cases, to develop this infrastructure. Should these areas remain in a PA-1 designation – which implies that additional growth at higher densities should be encouraged – without the necessary infrastructure to support such development?	Bergen County	Will consider revision for revised draft final plan.	Agree	
Bergen	Mapping	N/A	9	Municipal Parks, Recreation, and Open Space. Bergen County submitted a series of map amendments during the 2004-2005 Cross-Acceptance Process that reflected the desire of municipalities (especially in such a densely developed PA-1 landscape as Bergen County) to have their municipal parks, recreation sites, open space, and green corridors mapped as parkland on the State Plan map.	Bergen County	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	23	Given the Borough’s predominant rural and suburban character, rather than urban character, the Borough seek a change from PA1 to PA2 and PA3.	Franklin Lakes	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	63	As indicated in the State Plan Map survey response submitted by the Borough, the State should consider revising the current PA-1 designations for Van Saun County Park and floodplain and wetland areas associated with the Hackensack River. Otherwise, the remaining areas of the Borough designated as PA-1 are appropriate.	Riveredge	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	Montvale letter	The Borough is suburban in nature and believes it should be reclassified to Suburban Planning Area (PA2) as the intents of the Draft State Plan for PA2 areas better relate to the existing conditions of the Borough.	Montvale	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	Montvale letter	The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face.	Montvale	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	Montvale letter	Montvale requests that the Borough’s designation of PA1 be amended to PA5 for areas containing environmental features, including C1 streams, wetlands, required buffers, and within the 100-year flood zone to encourage the protection of these environmental resources.	Montvale	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	Montvale letter	Montvale requests that its designation of PA1 be amended to PA2 outside of the aforementioned environmental features. PA2 reflects the Borough’s existing conditions and planning goals. Designating Montvale as PA1 is encouraging overdevelopment of the community. This classification undermines the Borough’s master plan documents, zoning ordinance, and planning goals.	Montvale	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	104	This area should be PA5. Highlighted areas are an AE Flodoplain, wetlands, and riparian buffers surrounding C1 waterways. These areas are delineated on the FIRMs, in Westwood's Hazard Vulnerability Assessment, in the NJ Flood Mapper, and on the reference layers of the State Plan.	Westwood	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	Hillsdale letter	Hillsdale requests that its designation of PA1 be amended to PA2 outside of the aforementioned environmental features. PA2 reflects the Borough’s existing conditions and planning goals. Designating Hillsdale as PA1 is encouraging overdevelopment of the community. This classification undermines the Borough’s master plan documents, zoning ordinance, and planning goals.	Hillsdale	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A	Hillsdale letter	Hillsdale requests that the Borough’s designation of PA1 be amended to PA5 for areas containing environmental features, including C1 streams, wetlands, required buffers, and within the 100-year flood zone to encourage the protection of these environmental resources.	Hillsdale	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Bergen	Mapping	N/A		Alpine is requesting a Planning Area designation change from PA1	Alpine	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	

Cross Acceptance Response Items - Proposed Mapping Changes								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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=af8fff2db6a0400390d2c4b0f35d0ff6 "	Township of Bordentown	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	

Cross Acceptance Response Items - Proposed Mapping Changes								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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 are 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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	

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Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	86.1	"Comment On: Suburban Planning Area (PA2) Annex from Medford Township"	Medford Lakes Borough	Will address in revised final draft plan.	AGREE	
Burlington	Mapping	N/A	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	
Burlington	Mapping	N/A	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	
Camden	Mapping	N/A	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	

Cross Acceptance Response Items - Proposed Mapping Changes								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Camden	Mapping	N/A	106	<p>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.</p> <p>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.</p>	Voorhees Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	Agree	
Camden	Mapping	N/A	106	<p>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.</p>	Voorhees Township	All proposed mapping revisions will be considered after the adoption of the new final plan.	Agree	
Cape May	Mapping	N/A	12	<p>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.</p>	County	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
Cape May	Mapping	N/A	14-15	<p>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 PA5B areas.</p>	Upper Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
Cape May	Mapping	N/A	12, 27-28	<p>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.</p>	Cape May City	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
Cape May	Mapping	N/A	12	<p>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.</p>	Dennis Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
Cape May	Mapping	N/A	12, 44	<p>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 PA5B 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."</p>	Ocean City	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
Cape May	Mapping	N/A	12-13, 55	<p>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.</p>	Wildwood & North Wildwood	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
Cape May	Mapping	N/A	107	<p>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.</p>	Middle Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	
Cape May	Mapping	N/A	108	<p>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.</p>	Middle Twp	ALL PROPOSED MAPPING REVISIONS WILL BE CONSIDERED AFTER THE ADOPTION OF THE NEW FINAL PLAN.	DISAGREE	

Cross Acceptance Response Items - Proposed Mapping Changes								
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Cape May	Mapping	N/A	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	
Cumberland	Mapping	N/A	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."
Cumberland	Mapping	N/A	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."
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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. <ul style="list-style-type: none"> 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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	

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Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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 no all NJDEP-owned land is publicly accessible.	Stow Creek Township	will consider revision for revised draft final.	Agree	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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	
Cumberland	Mapping	N/A	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 are 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
Cumberland	Mapping	N/A	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 therefor not publicly accessible.	County	Will review post adoption of the final Plan. Will consider revision for revised draft final.	Agree	
Gloucester	Mapping	N/A	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	
Hunterdon	Mapping	N/A	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.
Mercer	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	

Cross Acceptance Response Items - Proposed Mapping Changes								
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Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	

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Mercer	Mapping	N/A		Readopt 2001 center boundary	Princeton	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	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	
Mercer	Mapping	N/A		Multiple additions to PA2	West Windsor	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Mercer	Mapping	N/A		Multiple additions to PA4	West Windsor	All proposed mapping will be considered after the adoption of the final state plan.	Agree	
Middlesex	Mapping	N/A		While we understand that the OPA intends to address mapping issues after policy changes have been adopted, it is important to us that an acknowledgment of these requests, at least generally if not on an individual basis, be made in the State Plan and that OPA affirms its commitment to address those in a timely manner. As a County, and on behalf of our municipalities, we do have some concern that future development could be burdened by appearing to be inconsistent with the future State Plan Map when in fact, edits have been requested and may be pending.	Middlesex County	All proposed mapping revisions will be considered after the adoption of the new final plan. Will address in revised final draft plan.	AGREE	
Middlesex	Mapping	N/A	184	"Very well - the entire municipality is designated PA-1. However, it may be worth considering placing the Rutgers Ecological Preserve, including parts of Piscataway and Edison, as well as the existing municipal and county parks along the Raritan River, into PA-5. Also, we would suggest enhanced PA-1 core areas, perhaps as PA-1A, and remaining transitional metro areas as PA-1B."	Borough of Highland Park	Will address in revised final draft plan.	AGREE	NS#1: Revise definition, core definition,
Middlesex	Mapping	N/A	185	"In addition, in looking at the State Plan Map, we were struck by the fact that most of our region is Planning Area 1 and there is no distinction between walkable Highland Park and more suburban places like East Brunswick. A re-thought Center Designation process, one that is streamlined would go a long way. We would suggest enhanced PA-1 core areas, perhaps as PA-1A, and remaining transitional metro areas as PA-1B."	Borough of Highland Park	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Middlesex	Mapping	N/A	190	"We agree that we are predominantly PA 1 and have made minor revisions to the map to reduce environmentally sensitive lands that have been developed as subdivisions. I have also amended the map to show that the township believes that the 212-acre transit village should be designated a regional center."	North Brunswick	All proposed mapping revisions will be considered after the adoption of the new final plan. Will be addressed in the PE.	AGREE	NS#1: The center can be address in the Plan Endorsement
Monmouth	Mapping	N/A	19	Identify preserved farms on the State Plan Map to reveal regional “centering” of farmland preservation investments over time.	Monmouth County	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	19	Naval Weapon Station Earle, the New Jersey National Guard Training Center in Sea Girt, and the Sandy Hook Coast Guard Station should be included in in the Military Installations Classification, not the current the Environmentally Sensitive Area (PA-5).	Monmouth County	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	

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Monmouth	Mapping	N/A	19	Identify “Areas in Need of Redevelopment” as primary investment areas on the State Plan Policy Map.	Monmouth County	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	19	All Open Space in Monmouth County to be shown as PA-8: All County owned open space and parkland should be identified as PA-8 along with any municipal parklands conveyed to the state on our official open space layer.	Monmouth County	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	19	Include Designated State Scenic Byways on the New Jersey State Plan Map	Monmouth County	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	21	CN1: The draft State Development and Redevelopment Map should be corrected to delineate Block 56.01 in the south east corner of the Township as PA5.	Colts Neck	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	21	E1: Monmouth Mall Area in Need of Redevelopment	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	22	E2: Existing Downtown Area in Need of Redevelopment	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	22	E3: Filming Overlay Zone	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	22	E4: Identify as Historic District.	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	22	E5: ROSI – Maxwell Street Playground	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	23	E6: ROSI Wampum Lake Park	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	23	E7: ROSI Wolcott Park	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	23	E8: ROSI Bliss Price Arboretum	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	

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Monmouth	Mapping	N/A	24	E9: ROSI Capilupi Tract	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	24	E10: ROSI Husky Brook Park	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	24	E11: ROSI 80 Acres Park	Eatontown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	24	FT1: 1147 Burke Road - now owned by NJ DEP.	Freehold Twp	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	25	FT2: 1155 Burke Road [Blk 91, Lot 49] now owned by NJ DEP	Freehold Twp	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	25	FT3: 55 Turkey Swamp Road [Blk 92, Lot 47] - now owned by NJ DEP	Freehold Twp	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	25	FT4: 100 Cottrell Rd [Blk 102, Lot 93] - now owned by NJ DEP	Freehold Twp	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	26	FT5: 28 Cottrell Rd [Blk 102, Lot 40] - Now owned by NJ DEP	Freehold Twp	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	26	FT6: 305 Hendrickson Rd [Blk 102, Lot 46] - Now owned by NJ DEP (Green Acres)	Freehold Twp	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	26	MT1: Node for Lincroft Business District	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	26	MT2: 100 Schultz Drive Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	27	MT3: 325 Highway 36 Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	

Cross Acceptance Response Items - Proposed Mapping Changes								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Monmouth	Mapping	N/A	27	MT4: Circus Liquors Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	27	MT5: Half Mile Road Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	28	MT6: Municipal Complex Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	28	MT7: North Middletown Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	28	MT8: Port Belford Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	29	MT9: River Centre South Redevelopment Area	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	29	MT10: Provided ROSI Map, identify as parkland.	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	29	MT11: Node for Campbell's Junction Business District	Middletown	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	29	R1: NJDEP Park - Assunpink Preserve	Roosevelt	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	30	TF1: Not park areas.	Tinton Falls	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	30	TF2: Change PA5/PA2 boundary to include all of Willowbrook development in PA2.	Tinton Falls	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	30	TF3: Include residential developments around Sam Drive, Daniel Court & Hockhockson Road in PA2	Tinton Falls	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	

Cross Acceptance Response Items - Proposed Mapping Changes								
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Monmouth	Mapping	N/A	31	TF4: There is no park here. Change to PA2.	Tinton Falls	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	31	TF5: Include new Enclave at Shark River housing development in PA-2. They installed sewer.	Tinton Falls	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	31	W1: USDA PRIME FARMLAND SOILS, CONTIGUOUS TO LARGE PARK	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	31	W2: USDA PRIME FARMLAND SOILS, CONTIGUOUS TO LARGE PARK	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	32	W3: USDA PRIME FARMLAND SOILS, FARMLAND OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN CALLS OUT PRESERVING RURAL AND AGRICULTURAL CHARACTER	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	32	W4: USDA PRIME FARMLAND SOILS, FARMLAND OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN CALLS OUT PRESERVING RURAL AND AGRICULTURAL CHARACTER	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	32	W5:	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	33	W6: USDA PRIME FARMLAND SOILS, WETLANDS, ALSO TWO PARCELS ON COUNTY TARGET FARMS LIST	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	33	W7: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, WETLANDS, ON COUNTY TARGET FARM LIST, NEAR CENTER OF TOWN WHICH MASTER PLAN CALLS OUT FOR RURAL AND AGRICULTURAL CHARACTER	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	33	W8: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	33	W9: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	34	W10: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	

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Monmouth	Mapping	N/A	34	W11: USDA PRIME FARMLAND SOILS, SOILS OF STATEWIDE IMPORTANCE, CENTER OF TOWN WHERE MASTER PLAN ENCOURAGES RURAL AND AGRICULTURAL CHARACTER	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	34	W12: USDA PRIME FARMLAND, SURROUNDED BY STATE PARK	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	35	W13: USDA PRIME FARMLAND, SURROUNDED BY STATE PARK	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	35	W14: FARMLAND OF UNIQUE IMPORTANCE IN WETLANDS SURROUNDED BY WETLANDS AND OPEN SPACE.	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	35	W15: FARMLAND OF UNIQUE IMPORTANCE IN WETLANDS SURROUNDED BY WETLANDS AND OPEN SPACE.	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	35	W16: SOME FARMLAND OF UNIQUE IMPORTANCE, SOME WETLANDS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Monmouth	Mapping	N/A	36	W17: PRIME FARMLAND SOILS, IN MIXED AREA	Wall	All proposed mapping revisions will be considered after the adoption of the new State Plan.	agree	
Morris	Mapping	N/A	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	
Morris	Mapping	N/A	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	
Morris	Mapping	N/A	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	
Morris	Mapping	N/A	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	
Morris	Mapping	N/A	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	
Morris	Mapping	N/A	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	
Morris	Mapping	N/A	25	change PA5 to PA2	Long Hill	To be addressed in the future.	AGREE	
Morris	Mapping	N/A	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	
Morris	Mapping	N/A	68	amend map to establish consistency in the Highlands Region	Morris County	To be addressed in the future.	AGREE	
Morris	Mapping	N/A	Agenda-08	designate former Exxon site as PA5	Florham Park	To be addressed in the future.	AGREE	
Morris	Mapping	N/A	Agenda-08	add all open space to map	Florham Park	To be addressed in the future.	AGREE	
Morris	Mapping	N/A	Agenda-16	add all parks to PA8	Randolph	To be addressed in the future.	AGREE	

Cross Acceptance Response Items - Proposed Mapping Changes								
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Ocean	Mapping	N/A	26	Beachwood borough recommends that the SDRP include a center or node along the route 9 and route 166 corridors to better serve our residents, promote the provision of goods and services, and redevelop portions of the town that are underutilized. The current mapping in the SDRP does not align with Beachwood's goals to revitalize the route 9 and route 166 corridors. These areas are the economic hub for Beachwood and should be in a center or node to accommodate the revitalization of this area, to include commercial and housing. These areas provide for livable walkable community.	Beachwood	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Ocean	Mapping	N/A	12	Re-designation of the Barnegat Town Center and Barnegat Commercial Node as they previously existed, for which the Township has filed an application for Plan Endorsement, is necessary to meet its land use vision of center-based development.	Barnegat	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Ocean	Mapping	N/A	20	The PA 5B is consistent for this Barrier Island town however some of the areas on the map that show Post State Plan Development are incorrect. i.e. the map shows a parcel as being developed since 2002, however, the lot is just being used for winter boat storage which is likely being interpreted as "new structures"	Beach Haven	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Ocean	Mapping	N/A	27	The mapping needs to be updated to reflect Beachwood and County parks and recreation areas	County; Beachwood	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Ocean	Mapping	N/A	114	Designation of town centers along the Route 70 and Route 37 corridors – Planning area changes to make PA2 areas consistent with the proposed centers and the adopted SSA (Plan does not talk about SSA in specific planning areas)	Manchester	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Ocean	Mapping	N/A	74	The Township notes that re-designation of the Waretown Town Center as it previously existed, for which the Township has filed an application for Plan Endorsement, is necessary to meet its land use vision of center-based development.	Ocean	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Ocean	Mapping	N/A	93	Smart growth area, PA5 area, designated center - listed to be discussed in negotiating agenda. [Page 90]: "The Borough is identified on the State Plan Policy Map as a PA5B Environmentally Sensitive Barrier Island Planning Area and the Statewide Maps as a Smart Growth Area. The Borough is currently working with the Office of Planning Advocacy to renew its center designation to accommodate growth in compact forms of mixed-use development and to protect environs outside center boundaries."	Seaside Heights	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Passaic	Mapping	N/A	25	It is unclear why the County Parks and lands essential to the drinking water reservoirs were included in the PA1 designation. The Borough requests that these areas be revised to Environmentally Sensitive Planning Area (PA5) and/or Parks, Open Space, and Natural Areas to better reflect their characteristics.	Woodland Park	To be addressed in the mapping phase, after plan adoption.	agree	
Passaic	Mapping	N/A	26	[see list of manhole covers]	Woodland Park	To be addressed in the mapping phase, after plan adoption.	agree	
Passaic	Mapping	N/A	26	[see list of streets]	Woodland Park	To be addressed in the mapping phase, after plan adoption.	agree	
Passaic	Mapping	N/A	27	[see attached map]	Woodland Park	To be addressed in the mapping phase, after plan adoption.	agree	
Passaic	Mapping	N/A	34	add 2 county parks to PA5 or PA8	Woodland Park	To be addressed in the mapping phase, after plan adoption.	agree	
Passaic	Mapping	N/A	Totowa letter	These unique characteristics may warrant further consideration when evaluating the appropriateness of the Borough's PA-1 designation.	Totowa	To be addressed in the mapping phase, after plan adoption.	agree	
Salem	Mapping	N/A	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	

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Salem	Mapping	N/A	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	
Salem	Mapping	N/A	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	
Salem	Mapping	N/A	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	
Salem	Mapping	N/A	43	In general terms, the areas designated as Metropolitan Planning Area (PA1) are <u>not</u> 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	
Somerset	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	
Somerset	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	
Somerset	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	
Somerset	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	
Somerset	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	
Somerset	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	
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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 recentring 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.
Sussex	Mapping	N/A	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.

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Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Sussex	Mapping	N/A	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.
Union	Mapping	N/A	69	The State should consider amending the State Plan map to include undeveloped parcels adjacent to the Passaic River located along the City’s northwest boundary as environmentally sensitive within Planning Area 5. See Summit’s Survey123 submission to Union County via the online portal.	Summit	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Union	Mapping	N/A	75	A portion of the Township’s land within the PA1 (western boundary, eastern boundary, and existing park/recreation area) is impacted by waterways and/or bodies of water. Because of this, the land is associated with wetlands and the AE Flood Zone and, as such, is not developable. It is worth considering an adjustment of the planning area designation for these locations.	Union Twp	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Union	Mapping	N/A	81	[see map]	Summit	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	

Cross Acceptance Response Items - Proposed Mapping Changes								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Union	Mapping	N/A	82	[see map]	Summit	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Warren	Mapping	N/A	6	Change portion of Planning Area 4 to Planning Area 3; the area meets the density requirements for a PA3, lacks major infrastructure investments, however there is a planned sewer service extension and it is currently located in a sewer service area. It also serves as a transition between the metropolitan Belvidere and surrounding rural municipalities. These proposed planning area changes are along State Route 46."	Warren County, White	Mapping amendments will be addressed after SDRP adoption.	AGREE	Amendment #2: Planning Area. It is referencing Map from Appendix M of the CART.
Warren	Mapping	N/A	6	Change portion of Planning Area 4 to Planning Area 2; the municipality meets all of the Standards for Planning Area 2, including the area requirements. While it slightly exceeds the density guidelines of 1000 per square mile (1742 people per square mile), future growth would adhere to the type of development is anticipated in a PA2. Belvidere has infrastructure in place that can support development that meets the Policy Objectives of the Planning Area. In addition, the entire area of proposed changes is in a sewer service area. In addition, Belvidere meets all of the requirements for a town center designation and part of this request is for Belvidere to be designated as a town center in accordance with the standards set forth in the State Plan draft.	Warren County	Mapping amendments will be addressed after SDRP adoption.	AGREE	Propose changing a portion of PA4 to PA 2.
Warren	Mapping	N/A	23, 38	The Town wishes to change the PA4 area to PA2, as well as designating the entire Town as a center to better reflect the existing built-out conditions and opportunities for future growth.	Belvidere	Mapping amendments will be addressed after SDRP adoption.	AGREE	Propose changing PA4 to PA 2.
Warren	Mapping	N/A	7	A Node designation would benefit the municipality. The area is a shopping center along a State highway Route 57, and is primarily commercial in nature. This designation would accommodate for future economic growth. The proposed node would meet the requirements as dense, single-use corridors (commercial).	Warren County	Mapping amendments will be addressed after SDRP adoption.	AGREE	Referencing Appendix K from the CART
Warren	Mapping	N/A	128	Mansfield does not have any center or downtown area due to its low-density development pattern. The Township is also mostly preserved land, accounting for approximately 22 percent of Mansfield (4,188 acres). However there is a portion of the Township that is recommended for Node classification as it contains a concentration of facilities and activities.	Mansfield	Mapping amendments will be addressed after SDRP adoption.	AGREE	
Warren	Mapping	N/A	7	Change portion of Planning Area 4B to Planning Area 3; the area meets the density requirements for a PA3, has some infrastructure including sewer, water, and is part of a sewer service area. They are serviced by the HMUA. This designation corresponds to the State Plan draft's goal intention of a PA3 to serve as a transition between more developed areas and rural ones.	Warren County	Mapping amendments will be addressed after SDRP adoption.	AGREE	Amendment #4: Planning Area
Warren	Mapping	N/A	128	There is a section in the eastern portion of the Township that can be designated as a node and the sewer service area should be changed to PA3.	Mansfield	Mapping amendments will be addressed after SDRP adoption.	AGREE	
Warren	Mapping	N/A	7	A Node designation would benefit the municipality in the area provided in the map in Appendix K. The area is a shopping center along a State highway Route 57, and is primarily commercial in nature. This designation would accommodate for future economic growth. The proposed node in the Appendix K would meet the requirements as dense, single-use corridors (commercial).	Warren County	Mapping amendments will be addressed after SDRP adoption.	AGREE	Amendment #5: Node Designation
Warren	Mapping	N/A	128	Mansfield does not have any center or downtown area due to its low-density development pattern. The Township is also mostly preserved land, accounting for approximately 22 percent of Mansfield (4,188 acres). However there is a portion of the Township that is recommended for Node classification as it contains a concentration of facilities and activities.	Mansfield	Mapping amendments will be addressed after SDRP adoption.	AGREE	
Warren	Mapping	N/A	7	Portions of the sewer service area along Route 46 should be designated as nodes. The node boundaries would adhere to the future PA3 areas requested in the Appendix M, and meet the requirements as dense, single-use commercial corridors. This designation would accommodate future economic growth. - Source: White Township Negotiating Committee.	Warren County	Mapping amendments will be addressed after SDRP adoption.	AGREE	Amendment #3: Node Designations
Warren	Mapping	N/A	152	The Township's documents are generally consistent with the State Plan. However, the Township desires to change the PA4 planning areas to PA3 to better reflect opportunities for future growth.	White	Mapping amendments will be addressed after SDRP adoption.	AGREE	
Highlands Council	Mapping	N/A	Highland Memo 4	We have found a number of substantial errors in the Highlands interactive mapping for the Township of Hanover and would like to meet to discuss how these might be corrected.	Township of Hanover, Morris County	Will review post adoption of the state plan.	No comment	
Highlands Council	Mapping	N/A	Highland Memo 4	Mapping changes may need to be made after working through the Mt Laurel 4th Round obligations. (this may have already been addressed)	Harding Township, Morris County	Will review post adoption of the state plan.	Agree	
Highlands Council	Mapping	N/A	Highland Memo 4	The LUCZ Existing Community-Environmentally Constrained Subzone does not align with the State Plan's PA-5 Environmentally Sensitive area. Consider realignment via State Plan Map change.	Netcong Borough, Morris County	Will review post adoption of the state plan.	Agree	
Highlands Council	Mapping	N/A	Highland Memo 4, 5	Washington Township is in the process of completing a mapping update with the Highlands Council staff for a site (Block 19, Lot 8) that is expected to be designated a Round Four site. The site was previously developed for industrial development with infrastructure improvements in place, but the development was never completed. In the Highlands Council's 2024 updates to the LUCZ Map, the site had a Protection Zone designation that was found to be inconsistent with the development history and existing land use characteristics of the site. (completed)	Washington Township, Morris County	Will review post adoption of the state plan.	Agree if necessary	
Highlands Council	Mapping	N/A	Highland Memo 5	For Alpha Borough, the existing Community Zone mapping is currently split between State Planning Area 1 (most of the Borough), 2 (southern half of industrial district), and 4 (western quarry site/potential redevelopment area). Future Planning Area Mapping should consider a single planning area classification of appropriate scale of development for all non-farm existing community in the Borough, and Center designations delineated appropriately.	Borough of Alpha, Warren County	Will review post adoption of the state plan.	Agree if necessary	

Cross Acceptance Response Items - Proposed Mapping Changes								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Highlands Council	Mapping	N/A	Highlands Memo 2	An extension of the Frenchtown sewer service area into Alexandria Township along CR 513 (Everittstown Road) is designated in the Conservation Zone.	Alexandria Township, Hunterdon County	Will review post adoption of the state plan.	Agree if necessary	
Highlands Council	Mapping	N/A	Highlands Memo 2	The State Plan map depicts a center that spans areas of Clinton Township and adjacent municipalities. This State Center should be updated to reflect the boundaries of the Township's designated Highlands Center areas.	Clinton Township, Hunterdon County	Will review post adoption of the state plan.	Agree	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Bergen	General - Balanced Priorities		numerous	The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.	numerous	Will consider revision for revised draft final plan.	Agree	
Bergen	General - Balanced Priorities		12	The state plan includes goals to protect environmentally sensitive areas. These broad statements regarding encouraging development and redevelopment in the various planning areas, should include a specific statement that these goals have broad intentions for the areas designated and that they are subject to the specific environmental limitations of stream, riparian, wetland and floodplain limitations as well as important groundwater recharge areas for the continued recharge of aquifers. In addition, 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.	Allendale	Will consider revision for revised draft final plan.	Agree	
Bergen	General - Balanced Priorities		Montvale letter	The Planning Goals, Strategies, and Priorities Goals should be numbered to enable practitioners and citizens to easily refer to statements within the report as opposed to referring to a page number.	Montvale	References, instead of numbering, will be implemented.	Agree	
Bergen	General - Balanced Priorities		Montvale letter	The Draft State Plan proposes several goals. However, it is unclear if certain goals are prioritized over others. For example, does the Housing Goal to provide more housing supersede the goal related to Natural and Water Resources (protect, maintain, restore the state's natural and water resources/ecosystems)?	Montvale	Clarifying language will be considered for revised draft final plan.	Agree	
Bergen	General - Balanced Priorities		101	Yet there is relentless pressure for Trenton to pre-empt local zoning and impose urban residential densities on every town in NJ. The State Development and Redevelopment Plan, as drafted, fuels this one-size-fits-all approach.	Westwood	Will consider revision for revised draft final plan.	Agree	
Bergen	General - Balanced Priorities		103	The communities throughout NJ cannot be held to the same standards across all our regions and individual municipalities, and the shortcomings of some should not be forced as the solutions to all, particularly those who have shown consistent commitment to "comprehensive planning."	Westwood	Will consider revision for revised draft final plan.	Agree	
Bergen	General - Balanced Priorities		99	Furthermore, we are concerned by The Plan's unrealistic concepts that defy not just sound planning principles but at times sound fiscal responsibility. Asking municipalties to "focus on redesigning underutilized areas for private development and investment" (pg. 12) diverts limited tax funds to a task that is the responsibility of the developer. Transitioning to a "100% clean energy system" is admirably aspirational, but with no support infrastructure in place and no clear schedule for implementing a framework to achieve this goal, encouraging municipalities to change zoning at this time is a waste of resources. [Balance of aspirations.]	Westwood	Will consider revision for revised draft final plan.	Agree	
Camden	General - Balanced Priorities		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	
Essex	General - Balanced Priorities		14	The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development. The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process. This is particularly critical to ensure that a 'one size fits all' approach does not serve to negatively impact sound planning at the local level.	Township of Fairfield, Bergen County	Will address in revised final draft plan.	AGREE	Providing guidance. Language addressing all of this. Some goals are important to some towns than others, so considering this is vital for municipalities.
Mercer	General - Balanced Priorities		5	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	
Mercer	General - Balanced Priorities		5	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	
Ocean	General - Balanced Priorities		69	Conflicting goals - The current pressure to develop the state with more housing to meet these affordable housing obligations seems to be in conflict with many of the goals of preserving the environment.	Manchester	Will consider revision for revised draft final plan.	Agree	
Passaic	General - Balanced Priorities		5	How will the state plan address revitalization and housing in our downtown district with the elevated flood plain recently put in place?	Bloomingtondale	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	General - Balanced Priorities		15	The State Plan should also include a detailed statement regarding the need to balance all statewide objectives to ensure that the emphasis on any one goal does not adversely impact other important goals that should carry equal weight with respect to a 'goals evaluation' process.	Hawthorne	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	General - Balanced Priorities		35	goals should be numbered	Woodland Park	Disagree	consider a reference to each goal	
Salem	General - Balanced Priorities		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 residents' needs."	Township of Oldmans	Will address in revised final draft plan.	AGREE	
Salem	General - Balanced Priorities		65	The State Plan should allow municipalities to choose a primary focus area 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	
Somerset	General - Balanced Priorities		Agenda-01	Embed equity as a cross-cutting principle across all goals	Bernards, Bedminster, Somerset County	Will address in revised final draft plan.	AGREE	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Somerset	General - Balanced Priorities		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
Sussex	General - Balanced Priorities		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.
Bergen	General - Coordination		7	The State Planning Commission, with its representatives from each of the operating agencies, may wish to meet together on a more regular basis with the counties and municipalities to discuss issues and concerns facing the respective counties and regions – especially where multiple state agencies are involved in overarching issues (e.g., infrastructure, housing, climate change and environmental issues, permitting, investment/prioritization, etc.).	Bergen County	Will consider revision for revised draft final plan.	Agree	
Bergen	General - Coordination		10	Coordination with other Regional Agencies. Communication and coordination with other regional agencies (not just the State Agencies, as discussed earlier) is critical for overarching planning issues, trends, and priorities, including the Priority Climate Action Plan mentioned above relative to NYMTC and the regional MPOs. Such coordination is especially critical with Climate Change as a new priority goal for the State Plan.	Bergen County	Will consider revision for revised draft final plan.	Agree	
Burlington	General - 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 the new final plan.	AGREE	
Burlington	General - 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	
Burlington	General - 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	
Burlington	General - 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	
Burlington	General - 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	
Camden	General - Coordination		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	
Camden	General - 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	
Cumberland	General - Coordination		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	
Essex	General - Coordination		4	• Additional funding should be provided to municipalities to implement the State Plan Goals	Essex County	Will address in revised final draft plan.	AGREE	Technical assistance can be provided.
Essex	General - Coordination		5	• The State should establish a comprehensive data collection and sharing platform that allows municipalities to track their progress on State Plan goals using consistent metrics. • The goals of the State Plan set clear guideposts for municipalities but without clear, actionable direction on how to achieve them. It would be advantageous to provide resource guides, including recommendations for funding opportunities, alongside the goals.	Essex County	Will address in revised final draft plan.	AGREE	Language to track progress.

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Essex	General - Coordination		8, 11	Grant funding opportunities should be made available to implement the goals and priorities outlined in the State Plan.	Borough of Roseland, Township of West Caldwell	Will address in revised final draft plan.	AGREE	Help municipalities
Essex	General - Coordination		36	Additionally, the State Planning Commission should create a cross-acceptance process that occurs more frequently than the current cycle allows. Regular checkins with municipalities would help identify implementation challenges early and allow for adjustments to both local plans and State agency approaches.	Montclair	Will address in revised final draft plan.	AGREE	
Essex	General - Coordination		36, 37	Finally, the State should establish a comprehensive data collection and sharing platform that allows municipalities to track their progress on State Plan goals using consistent metrics. This would facilitate better evaluation of outcomes and enable municipalities to learn from each other's successes and challenges. By creating this shared measurement framework, the State would enhance accountability while providing valuable insights for continued improvement of the State Plan itself.	Montclair	Will address in revised final draft plan.	AGREE	Implement this in the SP.
Essex	General - Coordination		4	<ul style="list-style-type: none"> Streamlining the NJDEP minor application process, as well as providing more realistic affordable housing regulations that are readily understood, is recommended. The DEP should create specific programs and technical assistance for urban stream restoration, brownfield remediation, and green infrastructure implementation that can be applied in established communities. The State Planning Commission should create a cross-acceptance process that occurs more frequently than the current cycle allows. Regular check-ins with municipalities would help identify implementation challenges early and allow for adjustments to both local plans and State agency approaches. 	Essex County	Will address in revised final draft plan.	AGREE	Encourage language, but cannot expedite it.
Essex	General - Coordination		36	For effective implementation of the State Plan, several adjustments to state agency approaches would enhance coordination and outcomes at the local level. NJDEP could develop tailored guidance for urban environmental restoration that acknowledges the constraints and opportunities in developed communities like Montclair. NJDEP should create specific programs and technical assistance for urban stream restoration, brownfield remediation, and green infrastructure implementation that can be applied in established communities.	Montclair	Will address in revised final draft plan.	AGREE	Strengthen the language.
Mercer	General - Coordination			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.
Mercer	General - Coordination			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.
Mercer	General - Coordination			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.
Middlesex	General - Coordination		16	"To ensure participation and long-term compliance with the State Plan, state agency financial incentives and technical assistance must be built into the Cross-Acceptance process. This will ensure that counties and municipalities embrace not only the State Plan but also what the planning area designations are on the State Plan Policy Map when confronted by development."	Middlesex County	Will address in revised final draft plan.	AGREE	
Middlesex	General - Coordination		184	<ul style="list-style-type: none"> NJDEP regulations should have special considerations and/or ways to facilitate redevelopment of prime downtown areas and designated Centers this is especially true for stormwater regulations in places with existing poor soil (type D) conditions. Similarly, NJDOT permitting processes should give special consideration to municipalities with walkable downtowns that include state highways." 	Borough of Highland Park	Will address in revised final draft plan. Will refer to the appropriate state agency.	AGREE	
Middlesex	General - Coordination		184	"1. State Planning Areas and Center Designation, specifically how to make it easier/more meaningful to be identified as a center 2. State/County Support for Local Efforts to Implement the SDRP - Technical assistance - Financial assistance - Permitting exceptions"	Borough of Highland Park	Will address in revised final draft plan.	AGREE	NS#1: #1: Will address in Appendix B. #2: Provide Language
Middlesex	General - Coordination		195, 196	"NJDEP regulations (i.e., stormwater regulations) should have special considerations and/or methods to permit redevelopment of designated centers. Streamline permitting process involving federal grants, including enabling scope changes, as well as with projects involving AMTRAK coordination and/or review."	Borough of Metuchen	Will address in revised final draft plan.	AGREE	NS#1: We cannot provide expedite review, but can provide language.
Salem	General - Coordination		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	
Atlantic	General - Efficiency		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	
Bergen	General - Efficiency		numerous	Streamlining the NJDEP minor application process...	numerous	Will consider revision for revised draft final plan.	Agree	
Cumberland	General - Efficiency		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	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Mercer	General - Efficiency		6	8. 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	
Mercer	General - Efficiency		10	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
Mercer	General - Efficiency			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
Warren	General - Efficiency		5	Funding should be made available to enable new policy implementation. Streamlining NJDEP and NJDOT permitting at all levels should be incentivized through State Plan compliance and consistency.	Warren County	Will consider revision for revised draft final plan.	AGREE	
Burlington	General - Guidance		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	
Mercer	General - Guidance			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.
Monmouth	General - Guidance		15	Restructure the narrative of each of the 10 aspirational goals to make them more impactful. For each section, there should first be a discussion of why the issue is a priority for the state, followed by a set of goals that reflect what success would look like, followed by a list of strategies for planners to employ in order to reach the specified goals.	Monmouth County	(Prioritizing goals will not occur.) Will consider revision for revised draft final plan.	agree	
Union	Executive Summary	11	72	Representatives of the State Office of Planning Advocacy at several cross-acceptance public meetings stated that the new State Development and Redevelopment Plan is intended to be an advisory document. If so, the Plan's advisory status should be clearly stated at the front of the Plan indicating its purpose and intended use.	Summit	Clarifying language will be considered for revised draft final plan.	Agree	
Bergen	Executive Summary	12	19	"Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan." This should be revised to recognize that it is not always possible to provide for such a proportional increase.	Closter	Will consider revision for revised draft final plan.	Agree	
Passaic	Executive Summary	12	28	Woodland Park also seeks clarification of the statement "provide for a proportional increase in housing". What does proportional mean? The statement should be quantified.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Executive Summary	12	Totowa letter	Concerning revitalization and recentering, the Borough feels that the restoration of existing vacant and abandoned properties should be the highest priority when discussing underperforming economic assets. The state should enact policies that incentivize redevelopment of existing previously developed spaces versus the development of undeveloped properties.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Union	Executive Summary	12	32	"Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan." This should be revised to recognize that it may not always be possible to provide for such a proportional increase in built-out municipalities like Fanwood due to lack of available and developable land. Currently, this language could make even minor zoning amendments or redevelopment plans for non-residential uses inconsistent with the draft State Plan.	Fanwood	Will consider revision for revised draft final plan.	Agree	
Union	Executive Summary	12	89	zoning that provides for an increase in employment growth and housing should also provide a proportional increase, preservation, or enhancement of open space and recreation	Scotch Plains	Clarifying language will be considered for revised draft final plan.	Agree	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Highlands Council	Executive Summary	12	Highlands Memo 3	Restrictive zoning, exclusionary zoning and discriminatory practices and policies that facilitate displacement are inconsistent with the Plan. (P. 12) What are examples of these practices? Could this be construed to mean that single-family zoning and not permitting ADUs are considered restrictive zoning or exclusionary? Specificity is warranted.	Clinton Township, Hunterdon County	will provide clarifying language in revised draft plan.	Agree	
Passaic	Executive Summary	13	Totowa letter	The Borough feels that impacts on the local community should also be included among the concerns with respect to sound and integrated planning process for any municipality. We concur that effective planning must consider impacts on neighboring communities, however we feel that the municipal residents and stakeholders where the development is taking place must be given due deference. Residents must have a say, and their concerns must have priority over the concerns of residents outside of their municipality.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Executive Summary	14	Totowa letter	The Plan states, "Land use planning in New Jersey can champion and implement progressive ideas that have positive impacts on the prosperity and quality of life in New Jersey." The Borough feels that this goal can be better phrased and suggests stating that, "land use planning can be utilized to develop policies that have positive impacts on all residents of New Jersey."	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Bergen	Executive Summary	11-12	Montvale letter	Montvale seeks clarification on the statement "provide for a proportional increase in housing". What does proportional mean? The text should be revised to define or explain the quoted phrase.	Montvale	Will consider revision for revised draft final plan.	Agree	
Passaic	Executive Summary	11-12	Totowa letter	Borough recommends that the Plan more explicitly support strategies that prioritize infrastructure enhancement, protect remaining open spaces, and promote context-sensitive redevelopment.	Totowa	Will consider revised language.	neutral	
Burlington	Economic Development	17	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	
Cumberland	Economic Development	17	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	
Cumberland	Economic Development	17	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.
Essex	Economic Development	17	44	Poverty continues to impact Newark residents and city resources. As Newark is not physically separated from abutting municipalities, the economic wellbeing of the City is an issue that could be more effectively addressed with the addition of regional interventions. The State Plan should encourage further economic strengthening between municipalities and governing bodies who are able to provide longer-term solutions.	City of Newark	Will address in revised final draft plan.	AGREE	Strengthen the economic section. Interdisciplinary coordination.
Monmouth	Economic Development	17	M15	Tourism is a major economic factor in Belmar and elsewhere along "the Shore." Should be discussed in economic development section.	Belmar	Will consider revision for revised draft final plan.	agree	
Passaic	Economic Development	18	Totowa letter	The Plan indicates that it is a goal to, "[r]estructure and simplify government regulatory activities through comprehensive planning and careful reengineering to eliminate unnecessary bureaucracy and costly delays. Provide the resources necessary to complete project reviews quickly without sacrificing the quality and thoroughness of the review. The statement does not provide any context with respect to what regulations should be changed. The Plan should be more specific regarding what parts of the development approval process should be altered.	Totowa	Clarifying language will be provided in the revised final draft plan.	disagree	
Hudson	Economic Development	19	23	Page 19 of PSDRP: Awkwardly worded sentence, with grammatical errors: "Identify and target for appropriate public policy support those economic sectors with the greatest growth potential and public benefit that can capitalize on the State's strengths, with special attention to those areas of the State where unemployment is high."	County	Will revise language to address comment.	Agree	
Morris	Economic Development	20	28	Jobs-to-housing ratio does not reflect internet-based retail.	Randolph	Will address in revised final draft plan.	AGREE	
Burlington	Economic Development	21	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	
Cumberland	Economic Development	21	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	
Mercer	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	
Sussex	Economic Development	21	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 Paulinskil Valley Trail and Sussex Branch Trail.

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Highlands Council	Economic Development	21	Darlene Green 2	Clarification should be provided on how the State would encourage expansion of “regional food hubs, food processing facilities, agricultural equipment suppliers.” Would grants or other funding be available for municipalities to promote this kind of economic development?	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Passaic	Economic Development	20-21	Totowa letter	Attempting to engineer proximity between jobs and housing without accounting for individual autonomy could oversimplify complex residential patterns. Not all jobs are interchangeable, nor are all workers seeking the same type of housing or lifestyle. A more nuanced approach that considers worker mobility, remote work trends, and regional transit options might be more effective than a one-size-fits-all proximity-based strategy.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Union	Economic Development	20-21	89	encourage county and municipal governments to include housing-to-recreation ratio analyses	Scotch Plains	Will consider revision for revised draft final plan.	Agree	
Bergen	Housing	23	numerous	...as well as providing more realistic affordable housing regulations that recognize sound planning needs balanced preserving non-residential ratables enabling municipalities to balance costs of services, is recommended.	numerous	Will consider revision for revised draft final plan.	Agree	
Bergen	Housing	23	63	Accessory dwelling units should not be implemented Statewide as a blanket proposition but should remain optional with State incentives.	Riveredge	Will consider revision for revised draft final plan.	Agree	
Bergen	Housing	23	Montvale letter	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. This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints.	Montvale	Will consider revision for revised draft final plan.	Agree	
Burlington	Housing	23	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	
Cumberland	Housing	23	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	
Hunterdon	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.)
Monmouth	Housing	23		The need for additional Emergency Services generated by new development should be addressed.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Housing	23	16	The current Housing Element of the State Plan omits any discussion of the intersection between housing and healthcare, including the state's efforts with the "Housing First" model. If the Plan aims to promote forward-thinking, integrated, and equitable planning strategies, it should acknowledge and build upon programs like the Hospital Partnership Subsidy Program. The Plan needs to recognize the connection between housing security, long-term community stability, and public health as important components to achieving holistic community well-being.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Morris	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
Morris	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	
Passaic	Housing	23	29	This strategy should be revised to encourage housing development outside of environmentally sensitive lands and limit housing development to existing utility constraints.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	qualified agreement (consider environment vs. housing)	
Passaic	Housing	23	29	The Draft State Plan does not provide a separate housing goal oriented towards communities lacking public transportation. Clarification should be provided on the goal for housing development in areas lacking public transportation.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Housing	23	Totowa letter	Inclusionary zoning and public-private partnerships have indeed played a role in supporting diverse housing types, but they cannot be applied uniformly.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Housing	23	Totowa letter	Furthermore, many current homeowners wish to maintain their existing dwellings and community character. Any strategy that overlooks these preferences risks local pushbacks and diminishes public support. A more context-sensitive approach that considers both the limitations and opportunities within fully developed communities would be more appropriate.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Housing	23	Totowa letter	Plan notes that, "[i]deally, new housing will be created in transit rich locations and in communities that are ethnically and economically diverse and integrated." The aspiration to create new housing in transit-rich, economically, and ethnically diverse communities is commendable. However, this approach does not consider municipalities like the Borough, which have limited or no meaningful transit access. The current plan lacks a parallel strategy or goal for communities that fall outside of transit-served areas.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	

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Passaic	Housing	23	Totowa letter	municipalities with limited transit options are left without a clear housing framework that aligns with regional goals. These communities still need to plan for growth, affordability, and diversity in housing options—just within a different context. The plan should be expanded to include guidance for how these municipalities can contribute to housing goals through alternative means, such as enhancing walkability, encouraging compact development near town centers, or strengthening local employment-housing linkages.	Totowa	Will address in revised final draft plan.	agree	
Passaic	Housing	23	Totowa letter	Factors such as school quality, family ties, cultural connections, housing costs, and overall neighborhood conditions all influence residential choices. Therefore, while improved transit and job access are essential, the strategy should also emphasize the importance of investing in the overall livability and infrastructure of neighborhoods.	Totowa	Will address in revised final draft plan.	neutral	
Somerset	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	
Sussex	Housing	23	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.
Union	Housing	23	17	The Preliminary State Plan makes housing a top priority. Berkeley Heights would recommend that as more housing opportunities are planned in the Township to satisfy its affordable housing obligations, more state funding and grants are awarded for the preservation of open space, recreation, green acres or other conservation programs to address the secondary impacts and needs of the new residents.	Berkeley Heights, Westfield	Will consider revision for revised draft final plan.	Agree	
Highlands Council	Housing	23	Darlene Green 2	This housing goal should be revised to encourage housing development outside of environmentally sensitive lands, limit housing development to existing utility constraints, and preclude multi-family development in areas lacking water and sewer infrastructure.	Multi-municipal	Will revise language in revised draft plan.	Agree	
Highlands Council	Housing	23	Darlene Green 2	Clarification should be provided on what the State views as an “accessory dwelling”. The Glossary (page 85) does not include a definition.	Multi-municipal	Will revise language in revised draft plan.	Agree	
Morris	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	
Bergen	Housing	26	Montvale letter	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 Draft State 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.	Montvale	Will consider revision for revised draft final plan.	Agree	
Hunterdon	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.
Morris	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	
Morris	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.” This text should be revised to recognize water and wastewater limitations.	East Hanover	Will address in revised final draft plan.	AGREE	
Morris	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." Remove the word, "must."	East Hanover	Will address in revised final draft plan.	AGREE	
Passaic	Housing	26	30	"Where a municipality has limited land suitable for development, redevelopment options, up-zoning, or other similar solutions must be implemented to meet constitutional requirements." the last sentence in this statement is incorrect, specifically the word “must”. [range of strategies]	Totowa, Woodland Park	Clarifying language will be provided in the revised final draft plan.	disagree	
Highlands Council	Housing	26	Darlene Green 3	Text should be revised to recognize water and wastewater limitations. Suggested text: “In areas where water and wastewater infrastructure is available and capacity remains...” The Draft State Plan also does not provide guidance on how to accommodate new development with limited water and/or sewer capacity or in areas without utility infrastructure. Clarification should be provided.	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Highlands Council	Housing	26	Darlene Green 3	The Draft State 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.	Multi-municipal	Will revise language in revised draft plan.	Agree	
Highlands Council	Housing	26	Darlene Green 3	“Up-zoning” is not defined in the glossary. This should be added so municipalities have an understanding when reviewing mechanisms to address affordable housing. Additionally, the last sentence in this statement is incorrect, specifically the word “must”. Towns with limited vacant and developable land are permitted to seek an adjustment of their obligation, which would reduce their affordable housing obligation. Furthermore, communities within the Highlands Region must abide by the Highlands Regional Master Plan and cannot up-zone in non-sewered areas. The above-quoted text should be rewritten to address these issues.	Multi-municipal	Will revise language in revised draft plan.	Agree	
Passaic	Housing	27	Totowa letter	The plan should recognize and build upon the existing housing fabric rather than assume a universal deficiency.	Totowa	Clarifying language will be provided in the revised final draft plan.	neutral	

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Passaic	Housing	27	Totowa letter	Equally important, housing strategies must consider the needs and desires of existing residents. Prioritizing growth without respecting current community character and resident input risks eroding public trust and undermining the effectiveness of planning efforts. Good public policy must strike a balance between welcoming new residents and preserving the values of those who already call the community home.	Totowa	Clarifying language will be provided in the revised final draft plan.	neutral	
Passaic	Housing	27	Totowa letter	While the statement that bans on multifamily housing or ADUs restricts affordability and disincentivize development may hold true in some contexts, it lacks necessary nuance and supporting examples.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Housing	27	Totowa letter	Including case studies or best practices where zoning reform has worked—alongside acknowledgment of where it may not be suitable—would strengthen the overall credibility and usefulness of this section.	Totowa	We can look to incorporate case studies.	agree	
Somerset	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
Union	Housing	27	70	The Preliminary SDRP states that “restrictive zoning” codes which “ban multifamily development or ban ADUs” are inconsistent with the Plan as a general proposition with no discussion of context or consideration of the diversity of municipalities in New Jersey. The State should be discouraged from implementing any one-size-fits-all approach that supersedes local zoning to implementing such policies...The State should not universally permit ADUs without due consideration to unintended consequences and impacts associated with increased sprawl, impervious coverage, traffic and parking demands, school impacts, utilities, open space, employment and municipal services. [Taxes on ADUs?]	Summit	Clarifying language will be considered for revised draft final plan.	Agree	
Union	Housing	27	70	Multifamily development and ADUs should be developed in appropriate locations where they can be accommodated with sufficient land, transportation networks, utilities, municipal services and open space which do not diminish the quality of life of existing communities. The implementation of multifamily and ADU land use policies should remain optional at the discretion of municipalities and incentivized through funding and affordable housing credits. The Preliminary SDRP should be made clear that the term “restrictive zoning” should not be interpreted to mean a prohibition of single-family zoning. The SDRP should be nuanced with acknowledgment of the diversity of communities in New Jersey and strive to minimize impacts to fully developed and stable areas of the State.	Summit	Clarifying language will be considered for revised draft final plan.	Agree	
Union	Housing	27	90	provide tax credits and state aid incentives to accomplish the construction of more missing middle housing	Scotch Plains	Will consider revision for revised draft final plan.	Agree	
Highlands Council	Housing	27	Darlene Green 3	Clarification is needed as to what would be considered a “starter home”. (how this will be achieved). Revise language.	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Highlands Council	Housing	27	Darlene Green 4	Restrictive zoning is not defined. Clarification should be provided so municipalities understand if their zoning would be considered “restrictive”.	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Bergen	Housing	29	Montvale letter	“Boost transit ridership through Transit-Oriented Development. Appropriately sited housing is proven to boost transit ridership while reducing congestion and air pollution.” The last sentence above is not qualified. A report or study should be cited, otherwise it appears to be a net opinion.	Montvale	Study will be cited.	Agree	
Cumberland	Housing	29	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	
Hunterdon	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.
Passaic	Housing	29	30	“Boost transit ridership through Transit-Oriented Development. Appropriately sited housing is proven to boost transit ridership while reducing congestion and air pollution.” The last sentence above is not qualified. A report or study should be cited, otherwise it appears to be a net opinion.	Totowa, Woodland Park	A citation will be provided.	agree	
Passaic	Housing	29	31	Who would be responsible for preparing evacuation plans? Who would be responsible for requiring building and flood insurance?	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Housing	29	31	It is unclear if the last sentence applies to new construction, additions, or certain types of renovations. The text should be clarified. Additionally, an explanation is needed on what “systems” need to be elevated.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Union	Housing	29	90	Scotch Plains strongly opposes state mandates to abolish or reduce minimum parking requirements statewide	Scotch Plains	Will consider revision for revised draft final plan.	Agree	
Highlands Council	Housing	29	Darlene Green 2	Clarification should be provided on the goal for housing development in areas lacking public transportation. The Township of Tewksbury does not have access to public transportation options. The Draft State Plan does not provide a separate housing goal oriented toward communities lacking public transportation.	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Highlands Council	Housing	23, 24	Darlene Green 3	Clarification should be provided on what type of zoning would be considered inconsistent with the Plan. Is it single-family zoning, multi-family, or the location of certain zones? Also, would the existing zones that have historically been in place for decades be considered inconsistent? Or would this apply to new zones only?	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	

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NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Passaic	Housing	23-24	Totowa letter	" [z]oning used to exclude potential residents from communities with plentiful jobs and high performing schools is inconsistent with the plan." The Plan does not provide any examples or context with respect to this goal. Are existing zoning classifications to be considered inconsistent with the goals of the Plan?	Totowa	Clarifying language will be provided in the revised final draft plan.	neutral	
Bergen	Infrastructure	30	numerous	While the state plan promotion of mass transit opportunities statewide is generally appropriate, a "one size fits all" approach by the plan or the legislature enacting regulations not requiring any parking on site, should be based upon specific local statistical information.	numerous	Will consider revision for revised draft final plan.	Agree	
Burlington	Infrastructure	30	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	
Cumberland	Infrastructure	30	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	
Cumberland	Infrastructure	30	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
Cumberland	Infrastructure	30	County 9	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.	County	agencies and will consider revision for revised draft final.	Strongly Agree	
Cumberland	Infrastructure	30	County 14	Transportation and Infrastructure Gaps- Rural counties fact 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	
Hudson	Infrastructure	30	15	A greater transparent means of communication needs to be developed between NJDOT and local DPW/Planning/Infrastructure agencies and departments to identify and resolve state road safety issues. The County would like to see language about state road investments and designs that are suitable for adjacent and local needs. Local involvement should be critical to design state roads for suitability to local community needs. For example, in Hudson County, that includes Route 440, Route 139, and Route 1, (Tonnelles Avenue).	County	Will provide language to strengthen sections.	Agree	
Hudson	Infrastructure	30	15, 17	The Preliminary Plan should identify high-level investment opportunities in NJ Transit facilities, including bus, rail, light rail, and essentials such as benches, adequate lighting, and shelters at transit stops/stations. There should also be a stronger commitment from the state to invest in adding public transportation capacity and coverage within the Urban Centers and throughout PA-1 to enhance public transportation and reduce overcrowding on the commuter routes.	County, Jersey City, Guttenberg, North Bergen	Will provide language to strengthen sections and add additional text.	Agree	
Hudson	Infrastructure	30	17, 20	The NJTA Turnpike widening proposal for the Newark Bay Extension are completely at odds with equity, pollution, and transportation goals in the plan and should be abandoned. Current capital programs (Gateway, PABT etc.) focus on enhancing transit in the suburbs, but there is no commitment to expanding urban transit-i.e. PATH, HBLR, etc.	Jersey City	Will provide language to improve urban transit needs. Jersey City: "Highway widening" concern.	Agree. (County opposes "highway widening" blanket statement)	
Mercer	Infrastructure	30	10	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	
Middlesex	Infrastructure	30	191	"We recommend that it be made clear that state infrastructure resources should be targeted specifically to facilitate the construction of rail stations given their enormous cost." "Again, our concern is that state funding continue to be made available to complete the design and construction of North Brunswick Station on the Northeast Corridor."	North Brunswick	Will address in revised final draft plan.	AGREE	
Monmouth	Infrastructure	30	5	The State Plan would need to include an evaluation of risks (such as major storms, flooding, housing unaffordability, and economic opportunities) and identify local and regional actions that the County could take to create a more sustainable, resilient, and vibrant future while considering impacts to environmentally vulnerable and transportation disadvantaged.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	5	To better meet local needs, it is recommended that the Preliminary State Plan Infrastructure Goal be more expansive in the passage related to wastewater treatment infrastructure...The NJSDRP does not adequately support the need for updating current wastewater systems to accommodate future needs, or the expansion of capacity where the population is expected to increase, or the limitations that should be placed on privately maintained, independent water treatment systems intended to accommodate large scale developments in conflict with conserving and protecting rural and/or environmentally sensitive lands.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	6	Additionally, within Infrastructure, the conversation about warehouses or industrial facilities and their need for infrastructure infusion is mute in the State Plan. Warehouses bring in a large influx of workers and infrastructure may need to be improved for transportation networks, or public services.	Monmouth County	(Reference Warehouse guidance document.) Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	17	Utilities Infrastructure: The Plan should address aging infrastructure beyond transportation, particularly utilities that need policy support and state investment, such as upgrades to electrical grid, retrofitting equipment, resilient utility infrastructure.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	17	Investment Prioritization: Infrastructure upgrades should be prioritized based on public health and safety—for example, replacing lead water pipes and resilience in locations vulnerable to the effects of climate change.	Monmouth County	(Env Justice/Equity goals?) Will consider revision for revised draft final plan.	agree	

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Monmouth	Infrastructure	30	17	Affordable Housing and Environmental Impact: The state’s affordable housing mandates create new infrastructure demands. The Plan should consider how these requirements impact natural systems, particularly large amounts of groundwater disposal in rural and environmentally sensitive areas.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	17	Water Protection and Treatment: The protection of groundwater and surface water, essential sources of drinking water, must be raised as a concern. The Plan should link development to needed investments in water and sewer treatment facilities, improving capacity, efficiency, and containment - replacing components that could fail resulting in environmental contamination.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	17	Connecting Suburbs to Jobs: The Plan should propose strategies and give examples on how the state proposes how jurisdictions could retrofit and link dispersed, post-WWII suburban developments to specific employment centers.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	18	Broaden Pedestrian Planning: Instead of focusing solely on areas around train stations, pedestrian circulation improvements should extend to: <ul style="list-style-type: none"> ☐ Bus-oriented development areas ☐ Isolated clusters of commercial properties and their connection to each other and nearby residences ☐ Cultural and entertainment destinations and surrounding supportive land uses 	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	18	Clarify Mixed Transportation Concepts: The paragraph that combines the reuse of abandoned rights-of-way (ROWs), high-occupancy vehicles, and pedestrian/bicycle infrastructure needs better cohesion. These topics should be presented with a clear and unifying purpose or goal.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	Infrastructure	30	18	The long-term shift toward remote and hybrid work has not been fully integrated into discussions about regional transportation planning or housing policy. In particular, there has been limited attention paid to how changes in commuter behavior are reshaping demand for public transit and influencing infrastructure needs.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Somerset	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	
Sussex	Infrastructure	30	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
Union	Infrastructure	30	111	SDRP should consider improvements to NY Penn Station, and one-seat-rides for rail commuters	Westfield	Will consider revision for revised draft final plan.	Agree	
Warren	Infrastructure	30	39	The State Plan needs to address water quality impacts of older developed areas still on septic systems. Needs better State agency support for infrastructure related to sewer for areas of failing septic systems or where septic density does not conform to current regulations.	Blairstown	Will consider revision for revised draft final plan.	AGREE	
Highlands Council	Infrastructure	30	Highland Memo 5	Infrastructure is identified as a priority, but it remains unclear what exactly the goals are. The Infrastructure goal subsection has 7 sentences, the first three of which are statements setting the background, then two implying the need for transit investment and road maintenance. The second paragraph again starts with a sentence setting the background, followed by one sentence implying a need to build more infrastructure.	Pompton Lakes, Passaic County	Will provide additional language in revised draft plan.	Agree	
Bergen	Infrastructure	31	Montvale letter	Clarification is needed on what “planned higher-density development” includes. Is it a specific density range or just above the average permitted density in a municipality? The Borough has two Overlay Zones near the train station, which permit residential uses above the ground floor at densities of 12 and 15 units per acre. Would this be considered “higher-density”?	Montvale	Will consider revision for revised draft final plan.	Agree	
Cumberland	Infrastructure	34	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
Passaic	Infrastructure	34	31	Clarification is needed on what “higher intensity mixed-use” includes. Is it a specific density range or just above the average permitted density in a municipality?	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Infrastructure	34	Totowa letter	The Plan states that,” [a]ll new buildings in the State should be energy efficient and existing buildings should be retrofitted and weatherized to reduce energy demand. A phased or incentive-based approach may be more appropriate and achievable.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Ocean	Infrastructure	30-31	114	Lack of mass transit in municipalities: "Page 30-31 (of PSDRP) talks about transit in higher development areas, but what about towns that may not be considered high density"	Little Egg Harbor	Will consider revision for revised draft final plan.	Agree	
Bergen	Infrastructure	33-34	Montvale letter	Clarification is needed on what “higher intensity mixed-use” includes.	Montvale	Will consider revision for revised draft final plan.	Agree	
Burlington	Revitalization & Recentering	35	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	
Cumberland	Revitalization & Recentering	35	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.

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Monmouth	Revitalization & Recentering	35	7	the plan only dedicates one paragraph to "Carefully reevaluate local land use policies," and two related to reducing the burden of parking. In the case of Monmouth County and its 53 municipalities addressing recentering in this piecemeal way will not keep up with the demand for construction in suburban and rural areas. Additionally, making a priority to develop streamlined review processes may be misappropriated and applied to unwanted single use greenfield development, including those proposed in environmentally sensitive areas. A holistic approach is needed throughout the state to limit the development of sprawl.	Monmouth County	(Promote collaborative planning, not overruling Home Rule.) Will consider revision for revised draft final plan.	(appropriateness of place) agree	
Monmouth	Revitalization & Recentering	35	M31	The plan should also consider local traffic issues and ensure that state policies don't interfere with town efforts to revitalize certain areas.	Eatontown	(guidance, not regulatory) Will consider revision for revised draft final plan.	broadly agree	
Bergen	Revitalization & Recentering	36	Montvale letter	It is unclear who is supposed to identify new centers – the State, County, municipality? The document should be revised to indicate what entity will be responsible for this task.	Montvale	Clarifying language will be considered for revised draft final plan.	Agree	
Passaic	Revitalization & Recentering	36	Totowa letter	The Plan should provide more guidance on how to address these kinds of places, including strategies for: <ul style="list-style-type: none"> • Incremental infill and context-sensitive redevelopment. • Supporting adaptive reuse and small-scale commercial or residential retrofits. • Enhancing basic infrastructure to allow for future adaptability. • Encouraging context-specific zoning reform even in car-dependent areas. 	Totowa	Will address in revised final draft plan.	agree	
Passaic	Revitalization & Recentering	37	Totowa letter	"[a]uto centric planning over the past decades has resulted in an excessive number of parking lots... The Plan should emphasize that municipalities must engage in partnerships with private property owners, including businesses, religious institutions, and shopping center owners.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Bergen	Revitalization & Recentering	38	Montvale letter	These buffers, especially around commercial development along the west side of Chestnut Ridge Road and Paragon Drive, are essential to protecting adjacent residents from noise, visual, and privacy impacts of the commercial development. Modifying these buffers could have a negative impact to adjacent residents. The Draft State Plan should be revised to add details on how buffers should be modified, while continuing to provide adequate screening to adjacent residents.	Montvale	Will consider revision for revised draft final plan.	Agree	
Passaic	Revitalization & Recentering	38	Totowa letter	While it is true that suburban zoning and large landscape buffers can present barriers to pedestrian connectivity, most municipal buffering regulations already allow for pedestrian egress or exceptions. However, it is important to recognize that these buffers serve a critical compatibility function—particularly between residential and non-residential uses. For example, landscaped buffers often function as noise barriers from delivery truck activity, loading zones, and other commercial operations that could negatively impact adjacent residential neighborhoods. The Plan should acknowledge this dual role and encourage context-sensitive solutions that balance walkability with buffering needs.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Revitalization & Recentering	38	Totowa letter	The statement that auto-oriented commercial strips "have no nighttime activity" is an overgeneralization. Many of these areas do in fact have significant evening activity, particularly where restaurants, bars, and late-night services are located. While it is true that the absence of residential development may limit 24-hour vibrancy, the Plan should qualify this claim and better distinguish between inactive commercial zones and those that are already active into the evening.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Revitalization & Recentering	38	Totowa letter	The Plan should offer more nuanced guidance for retrofitting commercial strips, including encouraging pedestrian connectivity without compromising necessary land use buffers, and recognizing existing economic activity while promoting more complete, mixed-use redevelopment.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Atlantic	Climate Change	39	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	
Bergen	Climate Change	39	9	To effectively reduce GHGs in the New York/New Jersey MSA, a densely populated region intricately connected through a network of highly trafficked transportation, energy, information, and economic corridors, the region needs substantial intrastate and interstate coordination and investment.	Bergen County	Will consider revision for revised draft final plan.	Agree	
Cumberland	Climate Change	39	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	
Cumberland	Climate Change	39	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
Cumberland	Climate Change	39	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
Gloucester	Climate Change	39	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	
Middlesex	Climate Change	39	167	"Sprawl is not an issue in the municipality. However, the municipality does have flooding issues along the Raritan River. There are both existing single-family homes and apartment complexes located along the river. Homeowners may choose to raise their dwellings or the State could possibly offer a buy-out to raze them, neither of which has been done to date."	Township of Piscataway	Will address in revised final draft plan.	AGREE	NS#1: Will address the definition, and remap some of those areas.

Cross Acceptance Response Items - Policies & Procedures								
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Middlesex	Climate Change	39	171	"The City has no space for sprawl development. Areas near the Raritan River are highly developed but also at risk during major events. The State should explore improvements to Rt. 18 to install major detention infrastructure under the roadway to absorb impact of major flooding events. They can replicate this elsewhere that roadways are buffers from flooding."	City of New Brunswick	Will address in revised final draft plan.	AGREE	NS#1: We send this recommendation to NJDOT for their awareness. We can add that to the plan in a broader way.
Monmouth	Climate Change	39	8	Although the CRS program is crucial to the implementation of best practices in climate resilience, it is not mentioned within the NJSDRP.	Monmouth County	Text will be added.	agree	
Somerset	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	
Somerset	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	
Warren	Climate Change	39	39	Address ways to better protect existing developed areas from climate change-related impacts as retrofit and redevelopment is not always necessarily viable given regulatory changes.	Blairstown	Will consider revision for revised draft final plan.	AGREE	
Cumberland	Climate Change	40	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	
Hudson	Climate Change	40	15	The State should consider language supporting the inclusion of a budgetary appropriation to assist towns with the implementation of NJDEP's REAL Rule, which would provide appropriate funding to support resiliency projects that will incur greater costs due to higher regulatory standards and higher elevation requirements.	County	Will provide additional text to address comment.	Agree	
Mercer	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	
Ocean	Climate Change	40	20	Enhanced Flood Management Strategies: Incorporate additional funding for stormwater systems and natural flood mitigation measures and roadway elevation.	Beach Haven	Will consider revision for revised draft final plan.	Agree	
Bergen	Climate Change	41	Montvale letter	The Borough supports this priority. However, clarification is needed on who would be tasked with conducting "regional, watershed-level planning" – the County, each municipality in a watershed, or another entity?	Montvale	Clarifying language will be considered for revised draft final plan.	Agree	
Bergen	Climate Change	41	Montvale letter	The Borough supports this priority, but is unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships. The text should be revised to identify the entity responsible for this priority.	Montvale	Clarifying language will be considered for revised draft final plan.	Agree	
Bergen	Climate Change	41	101	Westwood's achilles heel is flooding, which has been exacerbated by climate change. While the State understandably seeks to protect its water resources, its methodology is compounding the effect of shifting weather patterns, resulting in increased inundation of historically flood-prone properties. DEP rules for the operation of reservoirs and dams do not include flood mitigation. The inland flood regulations are contradicted by such legislation as the pending 'stranded asset' bill, which would allow the redevelopment of shopping centers and office complexes without regard to environmental considerations.	Westwood	Referral to DEP can be made. New language can be considered.	Agree	
Bergen	Climate Change	41	102	Unfortunately, The Plan itself contradicts these tenets: "Housing built in areas at higher flood risk should . . ." (pg 29). It recommends reducing impervious surfaces (pg. 55) yet encourages the mandating of ADUs (pgs. 23) which increase impervious surface. [Balancing competing needs/goals. Soften language.]	Westwood	Clarifying language will be considered for revised draft final plan.	Agree	
Essex	Climate Change	41	4	• The Climate Change goal could be enhanced by providing more specific guidance on addressing climate vulnerabilities in already developed areas.	Essex County	Will address in revised final draft plan.	AGREE	Row 10-13: will provide language on this.
Essex	Climate Change	41	4	• Plan could recommend the development of regional level rather than municipal level climate change related hazard Vulnerability Assessments/Mitigation Plans.	Essex County	Will address in revised final draft plan.	AGREE	
Essex	Climate Change	41	11	West Caldwell is traversed by the Passaic River along with numerous streams and tributaries. The Township is experiencing flooding issues in residential areas. The Township is considering preparing a Climate Change Related Hazard Vulnerability Assessment to address the flooding concerns. There may be a need for a more regionalized solution.	Township of West Caldwell	Will address in revised final draft plan.	AGREE	
Essex	Climate Change	41	35	The Climate Change goal could be enhanced by providing more specific guidance on addressing climate vulnerabilities in already developed areas. Montclair's ongoing efforts to develop a Climate Change-Related Hazard Vulnerability Assessment would benefit from clearer state-level guidance on implementation strategies for existing urban centers where major infrastructure changes present significant challenges.	Montclair	Will address in revised final draft plan.	AGREE	
Ocean	Climate Change	41	4	Coastal resiliency - Coastal resiliency is a reoccurring topic listed by many municipalities in Ocean County as a topic the SDRP should include. [Resilient NJ]	County	Will consider revision for revised draft final plan.	Agree	
Passaic	Climate Change	41	31	who is tasked with conducting regional watershed level planning? [joint efforts]	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Climate Change	41	32	unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships?	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	

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Salem	Climate Change	41	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	
Somerset	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	
Highlands Council	Climate Change	41	Darlene Green 5	Clarification is needed on who would be tasked with conducting "regional, watershed-level planning" under the climate change goal. Would it be the County, each municipality in a watershed, or another entity?	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Highlands Council	Climate Change	41	Darlene Green 5	It is unclear what entity would be in charge of leading the creation of intergovernmental and community partnerships under the climate change goal. The text should be revised to identify the entity responsible for this priority.	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Hunterdon	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.
Passaic	Climate Change	42	32	Additional text should be provided to clarify how DEP floodplain regulations promote smart growth in developed towns.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Climate Change	42	32	The Draft State Plan should add details on how to mitigate impacts to existing developed areas in high-hazard areas.	Woodland Park	New planning areas under consideration (PA1A/PA1B).	agree	
Highlands Council	Climate Change	42	Darlene Green 5	Additional text should be provided to clarify how DEP floodplain regulations promote smart growth along river corridors.	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Hunterdon	Natural & 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.
Morris	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	
Passaic	Natural & Water Resources	43	32	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 believes the State should reconsider and revise the goals and priorities listed for housing.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Natural & Water Resources	43	Totowa letter	The Plan should provide clearer guidance on how these priorities are to be reconciled. For example: <ul style="list-style-type: none"> Where should new housing be prioritized to reduce environmental impacts? What tools are recommended to identify low-impact development opportunities? How can local governments be supported in navigating tradeoffs between conservation and development? 	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Morris	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." Habitat restoration should be regulated at the NJDEP level, not the municipal level.	East Hanover	Will address in revised final draft plan.	AGREE	
Passaic	Natural & Water Resources	44	32	As NJDEP regulates the habitats of threatened and endangered species, habitat restoration should be the purview of NJDEP and its experts, not a municipal zoning ordinance.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Natural & Water Resources	44	Totowa letter	Any planning guidance related to these sensitive environmental areas should acknowledge and defer to NJDEP's regulatory framework to avoid confusion and ensure consistency across state and local jurisdictions.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Natural & Water Resources	44	Totowa letter	Any references within the Draft Plan to construction practices, building standards, or environmental performance requirements should be addressed to the NJDEP and DCA.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Natural & Water Resources	44	Totowa letter	the State's priority to accelerate housing production and the equally critical need to preserve environmental resources. The Plan should explicitly acknowledge this tension and provide more detailed guidance on how local governments and agencies can navigate these competing objectives. This may include: <ul style="list-style-type: none"> Clear criteria for evaluating development potential in environmentally sensitive areas; Incentives for low-impact or conservation-oriented development. Coordination between DCA housing priorities and DEP environmental regulations. 	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Natural & Water Resources	46	33	Clarification should be given as to what entity would be in charge of managing "regional flood and stormwater management planning and implementation." The text should be supplemented to indicate the responsible entity.	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Passaic	Natural & Water Resources	46	33	who is responsible for identifying/delineating...?	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Bergen	Natural & Water Resources	47	Montvale letter	It appears the areas adjacent to the Borough's C1 streams and within the 100-year flood zone would qualify as a Critical Environmental Site. However, the Interactive Locator Map designates this area in the Metropolitan Planning Area (PA1). It is unclear what entity is responsible for determining Critical Environmental Sites and how the Borough could modify the Locator map to identify these areas.	Montvale	All proposed mapping revisions will be considered after the adoption of the new State Plan.	Agree	
Cumberland	Pollution & Environmental Cleanup	48	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.
Mercer	Pollution & Environmental Cleanup	48		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.
Cumberland	Historic & Scenic Resources	51	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.
Cumberland	Historic & Scenic Resources	51	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 local eyes 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
Essex	Historic & Scenic Resources	51	4	• The Plan should acknowledge the unique challenges faced by historically established communities like Montclair that have limited undeveloped land yet still need to accommodate growth.	Essex County	Will address in revised final draft plan.	AGREE	Add language, community amenities. strenght the plan
Essex	Historic & Scenic Resources	51	35	The Plan should acknowledge the unique challenges faced by historically established communities like Montclair that have limited undeveloped land yet still need to accommodate growth. While the Plan emphasizes transitoriented development, it could provide more specific guidance on balancing density increases with historic preservation and neighborhood character maintenance.	Montclair	Will address in revised final draft plan.	AGREE	
Hudson	Historic & Scenic Resources	51	23-24	Page 51 of PSDRP: Goals: Consider revising the following language from “enslaved people” to “enslaved people of African descent” to acknowledge the contributions from the period of history that was a harmful phenomenon for Black/African Americans’ ancestors in the United States.	County	Will revise language to address comment.	Agree	
Monmouth	Historic & Scenic Resources	51	11	The County recommends a final review of scenic roadways before they are included in on the State Policy Map as HCS to verify that they still meet the definition of scenic.	Monmouth County	To be addressed in mapping phase. HCS will be redefined.	agree	
Monmouth	Historic & Scenic Resources	52	16	it is not clear what “Encourage voluntary, speedy documentation of archaeological finds” means. Clarification on what is meant by voluntary is important.	Monmouth County	Clarifying language will be considered for revised draft final plan.	agree	
Bergen	Equity	55	63	State Plan goals and policies regarding equity and impacts to overburdened communities warrant greater specificity.	Riveredge	Will consider revision for revised draft final plan.	Agree	
Cumberland	Equity	55	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
Cumberland	Equity	55	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.

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Monmouth	Equity	55	16	<p>The Equity element isn't broad enough in its conversation about marginalized groups and only offers a "appropriate action" to be taken without offering much in the way of substantial guidance.</p> <p>While it is important to recognize the needs of rural populations, equity must be addressed comprehensively. The absence of broader representation in this discussion reduces a complex, intersectional issue to a narrow lens centered on a predominantly white demographic. If the state is serious about advancing equity, the Plan must reflect the full spectrum of communities affected by historically repressive policies—and actively propose strategies to help all marginalized groups thrive.</p>	Monmouth County	Will consider revision for revised draft final plan.	agree	
Somerset	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	
Somerset	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	
Highlands Council	Equity	55	Highlands Memo 3	The goals and objectives related to the themes of equity and relief to "overburdened communities" warrant better articulation.	Clinton Township, Hunterdon County	Will revise language in revised draft plan.	Agree	
Cape May	Comprehensive Planning	58	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	
Cumberland	Comprehensive Planning	58	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	
Cumberland	Comprehensive Planning	58	County 14	Plan Endorsement Process- empower counties to provide services on behalf of municipalities	County	Will consider revision for revised draft final	Agree	
Sussex	Comprehensive Planning	58	11	<p>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.</p>	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.
Sussex	Comprehensive Planning	58	13	<p>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.</p>	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.
Hunterdon	Comprehensive Planning	62	NA: 2; Municipal CART: 3; 34-35	<p>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.</p> <p>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.</p>	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.

Cross Acceptance Response Items - Policies & Procedures								
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Middlesex	Comprehensive Planning	62	17, 18	<p>"The Peter J. Barnes III Wildlife Preserve is comprised of approximately 660 acres of freshwater wetlands, forested uplands, and meadows in a densely populated, highly developed central part of the State, offering unique natural habitat including federal priority wetlands. Over 15 different bird species have been spotted in the preserve, including the threatened and endangered grasshopper sparrow and yellow crowned night heron. In addition, 25 mammals and over a dozen reptile and amphibian species have been sighted, and archeological digs have uncovered at least 5 significant archeological sites, including one that is at least 10,000 years old.</p> <p>This significant State environmental resource, which is located in a dense urban environment, has been preserved by State Statute, yet is not mentioned in the Preliminary State Plan, nor is it represented on the State Plan Policy Map. Middlesex County is requesting that this situation be addressed and rectified during the negotiation phase such that both the text of the State Plan and the GIS behind the State Plan Policy Map be updated to include this special geographic area."</p>	Middlesex County	Will address in revised final draft plan.	AGREE	
Middlesex	Comprehensive Planning	62	77, 78, 79	<p>"A policy change request is hereby made to create an "Area of Critical State Concern" for the 660-acre Peter J. Barnes III Wildlife Preserve. Similar to the Pinelands, Highlands, NJSEA, Fort Monmouth Economic Revitalization Authority, and Casino Reinvestment Developemnt Authority, the Barnes Wildlife Preserve deserves special statutory treatment under the Peter J. Barnes III Wildlife Preservation Act, and the Plan should treat the Preserve with the same deference as the Special Resources that are named in the State Planning Act. Map policy change requests have been prepared as submitted as a supplemental appendix in this Cross-Acceptance Report. Each map change is presented graphically on a quadrangle map, and an explanation provided for each request on the corresponding table."</p> <p>"Page 61 of the Preliminary Draft State Plan addresses Regional Planning and Areas of Critical State Concern. This section should be updated to include Peter J. Barnes III Wildlife Preserve."</p> <p>"The requested policy change to create an "Area of Critical State Concern" for the Peter J. Barnes III Wildlife Preserve does not have a viable alternative beyond a PA5 designation."</p>	Middlesex County	Will address in revised final draft plan.	AGREE	
Somerset	Comprehensive 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	
Highlands Council	Comprehensive Planning	64	Darlene Green 7	The State Plan should address whether communities within the Highlands Region are required to conform to both the State Plan and the Highlands Regional Master Plan or solely mandated to conform to the Highlands Regional Master Plan.	Multi-municipal	will provide clarifying language in revised draft plan.	Agree	
Bergen	State Plan Policy Map	68	5-6	At issue here pertaining to the State Plan is that the State Plan Policy Map discusses Centers/Nodes within Planning Areas. What is the benefit for a municipality to designate Centers, Cores, and Nodes in PA-1? PA-1 should be prioritized for growth and redevelopment by its very nature as a built-out landscape and economy – equal to "centers" within less intensely developed Planning Areas (in other words, where so-called "centers" have a clear delineation apart from their "environs" – not the case in PA1 landscapes). These designations have limited to no significance in already-developed landscapes with no discernable "hinterland" or environs surrounding it – such as ours. This has created some issues in certain associated situations, including the Project Prioritization and scoring for transportation projects at the NJTPA, where they use Designated Centers as a prioritization tool, but do not consider PA-1 relative to projects that are serving redevelopment areas. This seems counter to the whole concept of the PA-1 Metropolitan Planning Area as a "growth area" where infrastructure investments and improvements should be prioritized, rather than those opening up virgin land to development intensity. [Improve coordination]	Bergen County	Will consider revision for revised draft final plan.	Agree	
Bergen	State Plan Policy Map	68	8	How will the C1 water bodies and their associated buffers be illustrated on the State Plan Policy Map? Will the mapping be performed by the Department of Environmental Protection, or is each municipality responsible for insuring that buffers are mapped appropriately? Should we assume that an area mapped as C1 waters and their associated buffers is a critical environmental feature, to be designated as either CES or PA-5 depending upon its size and geometry? Further, is it appropriate that the Planning Area designation for sewerred and developed areas upstream in the C1 watershed be PA-1? Do we wish to encourage further development – dense development as implied by the PA-1 designation as a "growth area" – in an area feeding the potable water supply and groundwater recharge?	Bergen County	Will consider revision for revised draft final plan.	Agree	
Bergen	State Plan Policy Map	68	71	The "intent" for Area 1 is that it provide for "much of the state's future growth" while simultaneously "preventing gentrification and displacement, rebalancing natural systems and protecting and enhancing the character of existing stable communities." These priorities cannot comfortably co-exist...The State Plan should not look solely to Area 1 for the state's growth, instead facilitating Smart Growth in other urban and larger suburban corridors.	Rutherford	Will consider revision for revised draft final plan.	Agree	
Cape May	State Plan Policy Map	68	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 POSSIBLLE REVISION FOR REVISED DRAFT FINAL PLAN.	DISAGREE	
Cumberland	State Plan Policy Map	68	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	
Cumberland	State Plan Policy Map	68	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 conditons. Only PA8 should be prohibitive of development.	County	Will consider revision for revised draft final.	Agree	
Hunterdon	State Plan Policy Map	68	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.
Mercer	State Plan Policy Map	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	

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Mercer	State Plan Policy Map	68		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
Middlesex	State Plan Policy Map	68	195	"Extremely well - nearly the entire municipality is designated PA1. However, it may be worth considering placing the future County park associated with the Peter J. Barnes III Wildlife Preserve (as part of the Gulton redevelopment project) into PA-5. Also, we would suggest enhanced PA-1 core areas, perhaps as PA-1A, and remaining transitional metro areas as PA-1B."	Borough of Metuchen	All proposed mapping revisions will be considered after the adoption of the new final plan.	AGREE	
Middlesex	State Plan Policy Map	68	196	"1) State Planning Areas and Centers designation, specifically to make it easier to renew/extend (or make permanent) the extension, and make it more meaningful to be identified as a center (i.e., financial benefits, permit prioritization)	Borough of Metuchen	Will address in revised final draft plan.	AGREE	NS#1: Row 17-20 Refer to in Appendix B.
Middlesex	State Plan Policy Map	68	196, 197	"The Borough allowed the Centers designation to expire because the cost-benefit of the application to extend made the effort infeasible. The benefits should be more easily understood. Perhaps the Centers designation should not expire, or should be subject to a Statement of Strategy analysis as municipalities re-examine their master plans. As to the State Plan Policy Map, Metuchen is clearly a town center, and there should be a designation that clearly differentiates a walkable downtown area, particularly one with a train station, from suburban areas. This would further emphasize and implement the State's goal to revitalize and recenter.	Borough of Metuchen	Will address in revised final draft plan.	AGREE	
Middlesex	State Plan Policy Map	68	78, 79,	"Other requested policy changes related to the State Plan Map. These are generally corrections to Plan Area boundaries based on existing development, planned development, or the desire to protect existing open space. One municipal suggestion is to create an additional PA1 classification for existing, established downtown areas." "One municipal suggestion is to create an additional PA1 classification for existing, established downtown areas. A viable way to accomplish this would be to survey downtowns in existing PA1 areas based on density or other criteria. In the alternative, additional Center designation may be effective."	Middlesex County	Will address in revised final draft plan.	AGREE	
Middlesex	State Plan Policy Map	68	195	"We think you did a great job. Perhaps there should be greater emphasis on transit-oriented developments and emphasizing actual centers within PA-1, not necessarily suburban / rural areas that happen to be within PA-1. Such should be commiserate (sic) with enhanced technical assistance and funding opportunities, similar to the Transit Village program."	Middlesex County , Borough of Metuchen	Will address in revised final draft plan.	AGREE	
Ocean	State Plan Policy Map	68	4	Municipalities need the ability to zone and regulate. There is a surplus of areas in the county where the planning area designation really limits any development, but the municipality may have this same area zoned as a business district and would like to it be an economically viable part of the community.	County; Berkeley	Will consider revision for revised draft final plan.	Agree	
Ocean	State Plan Policy Map	68	33	While it is beneficial to protect environmental resources, the excess environmentally sensitive areas will concentrate development and could possibly suppress future growth in the Township. [Berkeley, Toms River wish to retain centers]	Berkeley	Will consider revision for revised draft final plan.	Agree	
Ocean	State Plan Policy Map	68	56	The draft SDRP references the Smart Growth Explorer but acknowledges that it is not part of the SDRP. SDRP should include specific criteria to identify areas where growth should be encouraged, rather than referencing an online tool that is not part of the SDRP.	Lakewood	Will consider revision for revised draft final plan.	Agree	
Passaic	State Plan Policy Map	68	25	The State Plan Policy Map should be enhanced with an overlay for flood hazard areas to recognize the danger stream corridors face.	Woodland Park	New planning areas under consideration (PA1A/PA1B).	agree	
Passaic	State Plan Policy Map	68	33	identify where the SPPM is located	Woodland Park	SPPM will be included in final SDRP.	agree	
Somerset	State Plan Policy Map	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
Somerset	State Plan Policy Map	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	
Somerset	State Plan Policy Map	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	
Somerset	State Plan Policy Map	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	

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NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Sussex	State Plan Policy Map	68	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 PA5, 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>
Sussex	State Plan Policy Map	68	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	<p>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:</p> <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.
Sussex	State Plan Policy Map	68	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	
Union	State Plan Policy Map	68	72	There is very little policy discussion in the new SDRP that is specific to the State's various planning areas which is a departure from the 2001 SDRP that contains individual policies and objectives for the respective planning areas. The new plan merely defines the various planning areas with little nuance as to how they should be treated differently from a policy perspective or with regard to variation of communities that exists within the planning areas.	Summit	Will consider revision for revised draft final plan.	Agree	
Warren	State Plan Policy Map	68	5, 9	The State Plan should not require a minimum area for Planning Area designations. PA2 and PA3 should not have to be a minimum of 1 square mile in size. Many small towns in rural counties like Warren County meet all of the other standards beside the area requirements for the Planning Area designation. These requirements can hinder development in areas that would otherwise be capable of economic growth due to their population size and infrastructure.	Warren County	Will consider revision for revised draft final plan.	AGREE	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Highlands Council	State Plan Policy Map	68	Highlands Memo 3; Darlene Green 9	The State Plan Policy Map should be revised to illustrate the Highlands Land Use Capability Zones. If the Highlands LUCZs replace State planning area designations, this should be clearly articulated and that the goals of the Highlands RMP supersede. The Highlands colors should be on the map.	Clinton Township, Tewksbury Township, Borough of High Bridge, Holland Township	Will review post adoption of the state plan.	Agree	
Highlands Council	State Plan Policy Map	68	Darlene Green 8	Tewksbury recommends a sentence be added to direct communities within a regional planning area to refer to the applicable regional planning agency mapping. Hyperlinks would be useful for citizens and practitioners to easily source this information.	Multi-municipal	Will provide language in revised draft plan.	Agree	
Highlands Council	State Plan Policy Map	68	Darlene Green 8	Clarify in the plan where one would find the State Plan Policy Map.	Multi-municipal	Will add the map in revised draft plan.	Agree	
Highlands Council	State Plan Policy Map	68	Highland LULZ	There is no direct correlation between the LUCZ and the State Planning Areas. However, the intent of the seven LUCZ designations is similar to the intent of the seven SPPM Planning Areas. The following table (attached document) displays the SPPM Planning Areas and the equivalent LUCZ designations. An equivalent LUCZ designation will replace the SPPM Planning Area designations for Highlands Region communities when referenced in various statewide rules such as the wastewater management planning rules. The intent and guiding criteria of the Land Use Capability Zones are described after the summary table.	Highlands Council	Will provide language in revised draft plan.	Agree	
Mercer	State Plan Policy Map	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	
Passaic	State Plan Policy Map	69	15	The State Plan includes goals to protect environmentally sensitive areas which is fine, but there should be a caveat that these broad intentions are subject to site-specific features that warrant some flexibility when planning for individual site development.	Hawthorne	Clarifying language will be provided in the revised final draft plan.	agree	
Morris	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	
Morris	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
Morris	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	
Somerset	State Plan Policy Map	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	
Monmouth	State Plan Policy Map	78	15	"The only land in New Jersey that is located outside the Pinelands and designated as a Military Installation is the Picatinny Arsenal in Morris County." This needs to be revised.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Monmouth	State Plan Policy Map	78	15	the current draft fails to consider land uses in the vicinity of the bases. Supporting the military's mission by diminishing potential future land use conflicts between the public and military for both safety and security reasons should be identified as an objective of the State Plan.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Morris	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	
Bergen	Implementation	82	Montvale letter	It is unclear throughout the report what goal/priority is implemented by the State, County, municipality or the private sector. The text should be clarified, or a matrix provided in the appendix.	Montvale	Will consider revision for revised draft final plan.	Agree	
Cape May	Implementation	82	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 POSSIBLLE REVISION FOR REVISED DRAFT FINAL PLAN. WILL REFER TO THE APPROPRIATE STATE AGENCY.	DISAGREE	
Hudson	Implementation	82	15, 23	The State Plan should consider including language that would provide educational resources to community members and further hold public engagement sessions across the State. This includes interagency educational resources to support localities in understanding regulations (ex. NIPACT REAL Rules) and available resources to support local efforts (ex. technical assistance and funding programs for Urban Enterprise Zones, Special Improvement Districts, Designated Opportunity Zones, etc.)	County	Revist language and look at emphasizing the need for additional resources and technical assistance. Refer to relevant state agencies.	Agree	
Mercer	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	
Ocean	Implementation	82	5, 51	State Agency Coordination - Coordination needs to be improved between the State agencies, specifically with the alignment of goals and objectives. Coordination should also be improved with local planning efforts. Programs such as the Affordable Housing Trust Fund, Neighborhood Revitalization Tax Credit Program, and Main Street NJ programs require better integration with local planning. Align DCA funding criteria and priority scoring directly with State Plan objectives such as redevelopment, transit-oriented development (TOD), climate resiliency, and equity goals. [REAL Rules]	County; Lacey	Will consider revision for revised draft final plan.	Agree	
Ocean	Implementation	82	21	Develop a centralized platform where agencies can share data, reports, and progress metrics transparently & provide dedicated grants for flood mitigation and stormwater management improvements to towns that have a demonstrated history of repetitive flooding.	Beach Haven	Will consider revision for revised draft final plan.	Agree	
Ocean	Implementation	82	69	Grant funding opportunities should be made available to implement the goals and priorities outlined in the State Plan. [Add Plan Endorsement]	Manchester	Will consider revision for revised draft final plan.	Agree	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Passaic	Implementation	82	35	provide a matrix of who is responsible for implementing each goal (different levels of government)	Woodland Park	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Implementation	82	Totowa letter	the Draft State Plan should be supplemented with a copy of the official State Plan Policy Map.	Totowa	Already addressed.	agree	
Sussex	Implementation	82	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.
Sussex	Implementation	82	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 ratables, 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.
Bergen	Implementation	83	Montvale letter	"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." Montvale 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.	Montvale	Will consider revision for revised draft final plan.	Agree	
Hunterdon	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?
Morris	Implementation	83	Agenda-04	"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." 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.	East Hanover	Will address in revised final draft plan.	AGREE	
Passaic	Implementation	83	Totowa letter	"Municipal planning in New Jersey is outdated... The Borough strongly objects to the assertion that municipal planning in New Jersey is outdated.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Passaic	Implementation	83	Totowa letter	The Borough urges the State to reconsider the language and tone of this section and to affirm the importance of local autonomy in planning decisions, while still encouraging voluntary regional coordination where appropriate.	Totowa	Clarifying language will be provided in the revised final draft plan.	agree	
Highlands Council	Implementation	83	Darlene Green 8	"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." Tewksbury 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.	Multi-municipal	Will revise language in revised draft plan.	Agree	
Salem	Implementation	82	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	
Salem	Implementation	82	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	
Union	Glossary	86	89	SDRP should provide more specific guidance on targeted densities	Scotch Plains	Clarifying language will be considered for revised draft final plan.	Agree	

Cross Acceptance Response Items - Policies & Procedures								
NEGOTIATION SESSION	PSDRP GOAL/SECTION	PSDRP PAGE	CAR PAGE	DESCRIPTION	JURISDICTION	SPC NEGOTIATING COMMITTEE RESPONSE	COUNTY/NE AGREE/DISAGREE	NOTES
Bergen	Smart Growth Explorer Tool	120	Montvale letter	The document mentions a “State Plan Policy Map” 17 times, but nowhere in the document does it inform readers where to find said “State Plan Policy Map”. In fact, page 120 specifically states that the “Smart Growth Explorer is not part of the official State Plan Policy Map”. Therefore, it is unclear where one would find the State Plan Policy Map.	Montvale	SPPM will be added.	Agree	
Mercer	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	
Union	Research Briefs	136-137	90	SDRP should address lack of dedicated NJ Transit funding and establish "one-seat-ride" on the Raritan Valley Line	Scotch Plains	Will consider revision for revised draft final plan.	Agree	
Highlands Council	various	11, 12, 23	Darlene Green 1	The Housing goal seems to contradict the Natural and Water Resources Goals and Priorities, which focus on preservation. Additionally, the text appears to be blind to the Highlands Region, which is a sensitive environmental area, within which certain sub-zones are encouraged to be preserved and/or have limited development. A majority of Tewksbury is within the more restrictive Highlands’ subzones (Conservation, Conservation Environmentally Constrained, and Protection Sub-zones) where preservation and conservation are encouraged. The text should be supplemented with a statement that excludes the Highlands Region from the prohibition of concentrated preservation areas.	Multi-municipal	Will revise language in revised draft plan.	Agree	
Monmouth	various	40, 44, 46	16	If a specific best management practice or state guideline exists, then the Plan should cite the reference to this practice to establish expectations. If one does not exist, the Plan should provide references to best industry practices, relevant case studies, or emerging guidance. This does not apply only to decarbonization practices (pg. 40), but for other concepts posited, such as “urban forestry principles” (pg. 44), “carrying capacity” (pg. 46), etc.	Monmouth County	Will consider revision for revised draft final plan.	agree	
Bergen	various	59, 61, 69	99	Page 59 of The Plan states, “Apply design principles to create and preserve spatially defined, visually appealing, functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale.” Page 61 urges, “Consider the scale and character of the surrounding fabric.” Page 69 encourages “Contextually appropriate density” and planning “to maintain or enhance the existing character.” Westwood has done all of this and more, in its own unique way in response to local context, as have many of the State’s municipalities by local planning. Why must municipalities then strive for greater consistency to fit into the State’s proposed cookie-cutter mold [with broad aspirational goals without balancing them with a locations character, contextually appropriate density and balance of land uses] when we are already meeting the spirit of The Plan [through incremental planning]?	Westwood	Will consider revision for revised draft final plan.	Agree	
Warren	various	71, 121	8, 9	The County believes there should be regional planning guidance for the siting of warehouses and cannabis facilities. Warehouses should be located near existing infrastructure and major transportation routes, while cannabis operations should be kept away from residential areas, public parks, playgrounds, fairgrounds, and other community-centered spaces.	Warren County	Will consider revision for revised draft final plan.	(Add data centers) AGREE	
Hudson	various	9, 108	23	“The poor and minorities” - How does this address the negative outcomes of gentrification concerns in urban community? Also, “minorities” terminology tends to center white racial demographics, as “others”, and associates poverty with people of color	County	Will revise language to address comment.	Agree	
Bergen	various		46, 76	The Borough recommends that the state does not adopt a one-size-fits-all approach to accessory apartments or home-based businesses.	Midland Park, Tenafly	Will consider revision for revised draft final plan.	Agree	
Ocean	various		102	The plan fails to recognize funding incentives for critical infrastructure improvements, such as replacing lead and galvanized steel service lines in communities not classified as overburdened. It also overlooks waste flow solutions and potential waste to-energy alternatives. Additionally, it lacks a strong foundation for emergency response planning and crisis management, including homelessness solutions beyond housing availability. To ensure comprehensive and equitable development, these gaps must be addressed to better serve municipalities with unique geographic and demographic challenges.	Stafford	Will consider revision for revised draft final plan.	Agree	
Highlands Council	various			Steep slopes, tree replacement criteria, stormwater planning and design, affordable housing (add term: cost generative feature to glossary)	Multi-municipal	Will revise and clarify language in revised plan.	Agree, but want to be part of the discussion	

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Atlantic County	Bergen County	Burlington County	Camden County	Cape May County	Cumberland County
1	General		Add definitions requested from public comment to glossary	Agree	Agree	Agree	agree	AGREE	reasonable. If a word is defined by another state agency to be consistent.
2	General		Formatting of document will be done for revised draft final	Agree	Agree	Agree	agree	AGREE	reasonable.
3	General		Clarifying language requested from public comment will be added to revised draft final	Agree	Agree	Agree	agree	AGREE	reasonable provided comments can be made after release of draft final.
4	Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	Agree	Agree	Agree	agree	AGREE	supportive.
5	Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	Agree	Agree	Agree	agree	MORE COORDINATION. CONSISTENT DEFINITION WITH DEP. NO DESCREPENCY BETWEEN MAPS.	supportive of concept.
6	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.	No Comment	Would like to see definition, but no disagreement	Rancocas Creek mapping to be determined after policy and criteria are finalized. No comment on rest.	agree with inclusion	NO COMMENT	No comment. Do not want any special resource areas recognized in the County.
7	Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	Agree	SRAs should not be mapped on SPPM; layer on locator map is ok	fine with either or.	SRAs should appear on map, include reference to other mapping tool	SHOULD BE MAPPED AND EASILY IDENTIFIED. OK WITH LOCATOR MAP	does not be on the static map.
8	Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	Agree	SDRP should recommend Rule change	wish for benefit increase. More guidance. Agree	agree	ANYTHING TO HELP STREAMLINE THE PROCESS WILL BE HELPFUL.	Agree
9	State Plan Policy Map		Planning Areas: remove adjacency criteria.	Agree	Agree	Agree as applicable	agree	AGREE	Strongly support. Historic preservation issue.
10	State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	Flexible language is good.	Agree	looked at case by case basis. Flexibility to allow consistency with what's on the ground.	agree with flexibility	AGREE	beneficial for the county and its municipalities.
11	State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	good to show on map. Officially permanently preserves should be shown on the map.	Should not be PA if a hinderance to developing recreation areas; should be mapped regardless; show State/county/muni land; follow ROSI; preserved farmland should also be mapped	does not need to be an official planning area. Suggest definitions be very well defined.	agree to new planning area	AGREE	Specifically state owned. In agreement with showing them as the map does not need to be a separate planning area. Needs to be designated.

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Atlantic County	Bergen County	Burlington County	Camden County	Cape May County	Cumberland County
12	State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	agrees on some level but what's the appropriate level. Concern regarding what levels will be used. Questions data sources that will be used.	Agree	ok with recognition of developed areas that flood. In theory are ok.	agree	MAKES SENSE IN THEORY BUT DEPENDS ON WORDING AND POLICY AND INCLUDE BARRIER ISLANDS	as long as it does not impede development. This may already be handled.
13	State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	Agree	PA4C should be implemented	Agree	neutral	MAKES SENSE AND INCREASES FELIXIBILITY	supportive of recognizing development within rural. Prefer fringe.
14	State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	Agree	Agree	Agree	agree	AGREE	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.
15	State Plan Policy Map	78	Centers: Revise the definition of Center.	Agree	Agree	Agree	agree	AGREE	Yes as long as there is an increase in Center boundary.
16	State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	Agree	Perhaps this could be reviewed with every SDRP readoption; centers should otherwise not automatically expire	Agree	neutral	AGREE	Agree with implementation of updating rules and providing language in plan.
17	State Plan Policy Map	78	The State Plan should include a list of identified Centers	Agree	Agree	Agree	agree	AGREE	agree
18	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.	Agree to keep as is due to being ok with flexible criteria of Planning Areas	CEAs is preferred, keeping CES is beneficial	waiting on policy and criteria	agree	MAKE SURE NOT TO PUSH SITES OUTSIDE CENTERS	fine if it removed redundancy
19	State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	Agree	Agree	Agree	agree	AGREE	Agree
20	Implementation		Implement the State Plan as a guide.	Agree	Agree	Agree	agree--should be guide, not regulation	AGREE	Agree
21	Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	Agree	Agree	Agree	agree	AGREE	Agree

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Essex County	Gloucester County	Hudson County	Hunterdon County	Mercer County	Middlesex County
1	General		Add definitions requested from public comment to glossary	Agree	Agree	Agree	Agree and look forward to seeing modifications	Agree	agree
2	General		Formatting of document will be done for revised draft final	Agree	Agree	Agree	Agree and look forward to seeing modifications	Agree	agree
3	General		Clarifying language requested from public comment will be added to revised draft final	Agree	Agree	Agree	Agree and look forward to seeing modifications	Agree	agree
4	Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	Agree	Discuss with DEP who the enforcing entity with MS4 and stormwater pollution prevention plan (who is responsible)	Agree	very useful to see. Agree	Agree	agree
5	Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	Agree	Agree	Agree	Agree and look forward to it.	Agree	agree
6	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.	No comment	No Comment	no problem with recognizing these areas.	looking forward to recognize the Sourlands. Would like to see what the mapping for Skylands looks like.	Agree to Sourland Mountain Region with policies and terms added to the plan.	PJB3 warrants recognition as SRA, added to map
7	Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	keep map simpler. Not on static map but on locator map.	Digital map ok (static map not so necessary)	defer to state with what makes most sense; overlay.	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 to being mapped on the state plan policy map.	SRAs should be on SPPM now
8	Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	Agree	Stipulation to address separate documents and rules	Agree	redoing Plan Endorsement would be wonderful.	Agree	agree
9	State Plan Policy Map		Planning Areas: remove adjacency criteria.	Agree	Agree	Agree	Agree would be useful	Agree	agree
10	State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	Agree	Case by case and flexible usage	Agrees with strengthening flexibility criteria	tread carefully and agree to state reviewing appropriately	Agree	should be more flexible
11	State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	good thing for areas to be recognized. Show all of them. Add language on air-rights	Agree	Agrees with keeping as element.	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 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	should be a planning area

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Essex County	Gloucester County	Hudson County	Hunterdon County	Mercer County	Middlesex County
12	State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	Agree	Agree	Agree	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	agree
13	State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	No Comment	Agree with concept	Agree	Curious to see how this works with Hamlet Center Designation, but this may make it easier.	Agree	support overlay for rural areas
14	State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	Agree	Agree	Agree	Would be useful. Agree conceptually. Largest municipality has sewer capacity limitations.	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.	agree
15	State Plan Policy Map	78	Centers: Revise the definition of Center.	Agree	Agree	Agree	Would be useful. Agree conceptually. Largest municipality has sewer capacity limitations.	Need more information.	agree
16	State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	Agree	Stipulation to address separate documents and rules	Agree	Agree and would make endorsement less onerous	Agree but possible revisit with every state plan update.	tiered center definition; smaller centers could be periodically reviewed; designations should not automatically expire
17	State Plan Policy Map	78	The State Plan should include a list of identified Centers	Agree	Agree	add expiration dates otherwise agree	Agree	Agree	strongly agree
18	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.	Agree with less than 1 sq mile	Coordination with state agencies but agree with concept of protecting lands with env. Sens.	Agree	since it is a site is should stay less than 1 sq mile	Agree	CESs should be overlays for smaller sites
19	State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	Agree	Agree	Agree	Agree	Agree	agree
20	Implementation		Implement the State Plan as a guide.	Agree	Agree	Agree	there was some confusion in plan making it seem regulatory and language should be revised.	Agree	agree (use term "policy guide")
21	Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	Agree	Agree	Agree	Agree	Agree	agree

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Monmouth County	Morris County	Ocean County	Passaic County	Salem County	Somerset County
1	General		Add definitions requested from public comment to glossary	more than define, but clarify in text as well; give examples in document.	Clarification and definitions are ok	Agree	ok with new definitions	agree	Agree
2	General		Formatting of document will be done for revised draft final	add photos, graphics, for all types of learners. Must translate between different types of publications.	Ok	Agree	ok (map should also be added)	agree (add hyperlinks if possible)	Agree
3	General		Clarifying language requested from public comment will be added to revised draft final	general agreement	Ok	Agree	ok	qualify that Plan should be more frequently updated; agree	Agree
4	Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	include littering and relation to streams	ok	Agree	agree	agree	Agree
5	Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	no issue with item. Retained with original intent.	clarification on this is good. Intent is good as well.	Agree	agree	agree	Agree
6	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.	include Raritan Bay for recognition w/o regulatory authority. Addition of coastal areas for recognition.	depends on clarifying definition on Special Resource Areas	No comment	no comment	would support making SRA designation easier, amending list of SRAs going forward; Mannington Meadows should be added; agree	Agree to recognize the Sourlands
7	Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	editorial decision by the state. Will like to reserve comment till language is provided.	possibly create new layer.	Online layer alone will be sufficient	overlay would be preferred	agree (legend of map)	Would be helpful as an overlay
8	Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	strengthen County regional endorsement.	any benefits that can be further outlined should be defined.	Agree	agree	agree	Agree
9	State Plan Policy Map		Planning Areas: remove adjacency criteria.	Agree	Yes, provide criteria	Agree	agree	agree	Agree
10	State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	does not agree with having a minimum. Be mindful of planning area criteria. Can't be rigid either.	subcategories do not need be 1sq mile. The subcategories should be included in the sum.	Agree	agree	agree	may lead to swiss cheese of planning areas. Always exceptions can be made.
11	State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	not sure if it needs to be an official planning area, but should be recognized as an overlay with a planning area underneath.	Agree	Mapped, but not PA	agree	strongly agree (distinguish farmland with a different color)	Agree

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Monmouth County	Morris County	Ocean County	Passaic County	Salem County	Somerset County
12	State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	not sure how to define the boundary. But should identify the risk. There needs to be distinction between high density and low density. Huge dilemma that needs to be defined.	include floodplains and wetlands	Support for keeping PA designations, but implementing new policies	agree	agree	Agree
13	State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	review language on policy prior to comment	Agree	Support new subcategory	may be appropriate	agree	Agree
14	State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	agree with redefining centers and refocusing.	Agree	Agree	agree	agree	Agree
15	State Plan Policy Map	78	Centers: Revise the definition of Center.	agree with redefining centers and refocusing.	Agree	Agree	consider transit-served areas	agree	Agree
16	State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	if a place is a center it is a center. Agree with concept. Recognize good planning.	Sounds reasonable with municipality still keeping up with PIA	Maintain expiration, but make redesignation easier/make expectations clear/implement periodic review; consider no expiration; give towns ability to opt out; consider biennial report changes; remove barrier of expiration/renewal	agree	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?)	provide a simplified re-endorsement process. Streamline the process.
17	State Plan Policy Map	78	The State Plan should include a list of identified Centers	not sure how to resolve list. Ok with existing and those that expired and would come back.	Agree	Consider dynamic list (web-based)	agree	agree	Agree
18	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.	Not ground truthed. Mapping should inform. Clarify the intent of what the map is trying to portray.	or another alternative map element	Agree	agree	agree	dependent on rest of mapping policy changes
19	State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	Important to identify HCS. Criteria and intent need to be clarified and strengthened. To inform intention.	Agree	Agree	agree	agree	Agree
20	Implementation		Implement the State Plan as a guide.	work with the rules and regulations and municipality work with land use.	Agree	Agree	consider adding to exec summary	agree	Agree
21	Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	how the interagencies react to the State Plan? Strengthen coordination.	Agree	Agree	agree	agree (incremental implementation?)	Agree

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Sussex County	Union County	Warren County	Highlands Council		
1	General		Add definitions requested from public comment to glossary	AGREE	Agree	AGREE	No comment		
2	General		Formatting of document will be done for revised draft final	AGREE	Agree	AGREE	No comment		
3	General		Clarifying language requested from public comment will be added to revised draft final	AGREE	Agree	AGREE	No Comment		
4	Pollution and Environmental Cleanup	48	Waste Management and Recycling: add language on illegal dumping	AGREE	Agree	(County Solid Waste Mgmt Plan alignment) AGREE	Agree		
5	Comprehensive Planning	61	Remove the term "Areas of Critical State Concern" and incorporate concepts into a revised Special Resource Area definition and policy.	AGREE	Agree	AGREE	Agree		
6	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.	TBD	Clarify that we are not calling for a regional planning entity to be established in each SRA. Consider additional watersheds for this recognition.	(Warren County does not wish to have DWG become a national park; should remain rec area. SRA definition should not make National Park designation.) AGREE	No comment, except skylands but need to wait on definition of area		
7	Comprehensive Planning	62	Special Resource areas be mapped on the State Plan Policy Map.	Show SRAs as a layer, not mapped. Desire to keep DWG as recreation area (Sandyston).	Include as layer on SPPM and online locator map. Consider standalone map.	(Overlay would be appropriate; shown on SPPM.) AGREE	Should be a layer on the map on locator map.		
8	Comprehensive Planning		Plan Endorsement: The process of pursuing Plan Endorsement/Center Designation by a municipality and the benefits for receiving endorsement are not balanced.	AGREE	Streamlining PE is good idea.	(CA & PE) AGREE	Agree and add plan conformance is equivalent to state plan endorsement and MOU		
9	State Plan Policy Map		Planning Areas: remove adjacency criteria.	AGREE	Agree	AGREE	No comment		
10	State Plan Policy Map		Planning Areas: remove land greater than 1 sq. mile criteria.	AGREE	Agree	AGREE	No Comment		
11	State Plan Policy Map	77	Designate Parks, Open Space, and Natural Areas as an official Planning Area	AGREE (general maintenance, infrastructure, applied to state & federal lands)	Map element, not PA.	(Concern for development in park areas; DEP may apply standards making improvements more difficult. Consider changes made due to new acquisitions. May not be appropriate to put all in same category. Map them as an element.) DISAGREE	No comment		

Items of Statewide Significance

ITEM	PSDRP GOAL/SECTION	PSDRP PAGE	DESCRIPTION	Sussex County	Union County	Warren County	Highlands Council		
12	State Plan Policy Map		Create a new Planning Area that reflects developed areas that are subject to current and future climate risk.	no comment on criteria	Agree	(May be problematic to apply to floodplain boundaries; RLP properties may be appropriate.) DISAGREE	No comment		
13	State Plan Policy Map		Create a new Planning Area that recognizes a Rural Planning Area (PA4) that has development.	AGREE	Flexibility preferred/no comment.	(Prefer to address adjacency & minimum size.) AGREE	No comment		
14	State Plan Policy Map	78	Centers: Addition/reintroduction of Cores within Centers	AGREE	Support, as long as terms are clearly defined.	AGREE	Agree		
15	State Plan Policy Map	78	Centers: Revise the definition of Center.	AGREE	Support, as long as terms are clearly defined.	AGREE	Agree		
16	State Plan Policy Map/Comprehensive Planning	78	Centers/Plan Endorsement: Remove Center Designation expirations	AGREE	Centers should not expire unless communities ask for center designation removal. Reconsider boundaries with next SDRP adoption.	(Centers should not be permanent. 10 year expiration makes sense, considering notice is given.) DISAGREE	Agree		
17	State Plan Policy Map	78	The State Plan should include a list of identified Centers	AGREE	Agree	AGREE	Agree		
18	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.	leave unchanged	Understand need for additional flexibility.	AGREE	still have a role for CES. Good idea to retain CES		
19	State Plan Policy Map	76	Separate Critical Environmental Site and Historical Cultural Site (HCS)	AGREE	Clearly define both terms.	AGREE	Agree		
20	Implementation		Implement the State Plan as a guide.	AGREE	Agree	AGREE	Agree		
21	Implementation		Strengthen language regarding coordination between the State Plan, State Agencies, and municipalities/Counties.	AGREE (burden on local governments)	Agree	(Recognize County Planning Act. Add language regarding CPA, MLUL.) AGREE	Agree		