



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9502
Source:	County Report	Approved by OSG Director:	
NE #	95_Burlington_2	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

Planning Area From: PA2 To: PA1

Acres: 1,405

County/NE Reason For Proposed Change:

The area contains designated redevelopment areas, heavy industrial zones, and increased density due to new development.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Burlington Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area, but CES (with a 150-foot buffer) will be placed on the creek.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000124
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 104, MOORESTOWN NJ
OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

Maintain PA 2 for the area bounded by I-295, Creek Road, Parkers Creek and the Rancocas Creek.

Maintain PA 2 for the area bounded by I-295, the Moorestown municipal boundary, and Marne Highway.

Critical environmental sites are recommended for delineation throughout remaining PA 1 and PA 2 areas in the township, particularly along Parkers Creek.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Mount Laurel Twp;

Data Source:**Staff Response:**

These changes are acceptable, except that CES along the Rancocas Creek and Parker Creek will be PA5.

It is suggested that all areas of CES along Parker Creek which are contiguous with any PA5 will also become PA5.

Note that shape files provided by the county do not delineate the extent of the proposed planning area change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000134
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 104, MOORESTOWN NJ
OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

Maintain PA 2 for the area generally bounded by NJ Route 38, Hartford Road, Elbo Lane, Moorestown-Mount Laurel Road, and the NJ Turnpike.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Mount Laurel Twp;

Data Source:**Staff Response:**

The eastern and western sections of the area - including the Bishops Gate South Industrial Park, Springville Estates, the Springville School, Foxcraft Estates, and Christopher Crossing - will be PA2. The rest of the area will remain PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	4668
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 87, TRENTON EAST NJ-PA

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Expand CES to include mapped wetlands on Block 17 ("monastery" site).

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Bordentown City;

Data Source:**Staff Response:**

Addition of a CES in this area is appropriate.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9405
Source:	County Report	Approved by OSG Director:	
NE #	94_Delran_2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

HCS

Add

Acres: 129

County/NE Reason For Proposed Change:

Delran's Harbor District includes Amico Island Park, dedicated open space with greenways, two miles of trails and endangered species habitats, as well as scenic views of the park, the Delaware River and the Castle and Dredge Marinas from River Road/St. Mihiel Drive (County Rt.543) and the adjacent RiverLINE light rail. The Delran Harbor District is the largest pleasure boat harbor on the Delaware River

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1, Park

Municipalities Affected:

Delran Twp;

Data Source:

Delran Township Master Plan

Staff Response:

This is acceptable, pending further discussion with the county regarding the status of the marina.

After discussion with the county, it was determined that this area should be PA1 and parkland.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9501
Source:	County Report	Approved by OSG Director:	
NE #	95_Burlington_1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

Planning Area From: PA5 To: PA1

CES Add

Acres: 1,126

County/NE Reason For Proposed Change:

This area is zoned industrial and also includes Crossroads Business Park which has previously been designated by the Township has an area in need of redevelopment. This area also receives a significant amount of industrial activity such as trucking and distribution which increases the density.

The county indicates that OSG changed Planning Area 2 parcels located north of Mill Creek and south of Elbow Lane to Planning Area 5, and extended PA5 south into Westampton Township. Burlington County requests that the parcels should be reverted back to Planning Area 2 with CES coverage over wetlands.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2 and PA5

Municipalities Affected:

Burlington Twp;Westampton Twp;

Data Source:**Staff Response:**

The northern, more developed areas should remain PA2; however, the southern sections of the polygon contain recognized environmentally sensitive features (e.g., wetlands) and will become PA5.

Upon further discussion with the county it became apparent that the areas to be changed to PA5 have already been developed or approved for development. Accordingly, it is appropriate to revert them to PA2 with CES over wetlands. The county's request extends south from Burlington Township into Westampton Township.

Note that there does not appear to be a shape provided by the county for the exact area of PA5 to revert to PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	10601
Source:	County Report	Approved by OSG Director:	
NE #	106_Pemberton_1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 106, PEMBERTON NJ

Proposed Change:

Planning Area

From: PA4

To: PA5

Acres: 720

County/NE Reason For Proposed Change:

The County requests a change in planning area from a 4 to a 5 due to the presence of a floodplain, wetlands, and endangered/threatened species habitat areas along high quality Rancocas Creek headwaters.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4, Park

Municipalities Affected:

Pemberton Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area. The aerial displayed the presence of extensive wetlands. The site meets the size criteria; it is over a square mile (approximately 719 acres; 1 square mile=640 acres).



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	100152
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

Planning Area From: PA5 To: PA1

CES Add

Acres:**County/NE Reason For Proposed Change:**

Retain the Planning Area 1 designation on Burlington Island and provide CESs on the environmentally sensitive areas.

What is it in Current State Plan:

1

What is it in Preliminary State Plan:

5

Municipalities Affected:

Burlington City;

Data Source:**Staff Response:**

This change is appropriate to the character of the area. Also, the island, by itself, does not meet the 1-square mile size threshold for a planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110085
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:**Proposed Change:***Planning Area*

From: PA2

To: Park

Acres:**County/NE Reason For Proposed Change:**

OSG has proposed expansion of CESs into designated Parklands. Burlington County recommends:

1. Recognition of Crystal Lake and Mill Creek Parks as Planning Area 6.
2. Recognition of Brodio Park in the southern part of the Township adjacent to Twin Hill Drive as Planning Area 6.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Willingboro Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110088
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ
OSG Quad Number 93, FRANKFORD PA-NJ

Proposed Change:

CES Delete

Acres:**County/NE Reason For Proposed Change:**

Removal of CES coverage in parcels north of River Road to the Delaware River and in between North Read Road and Union Landing Road (Block 307, Lots 1 and 1.01). Several parcels east of Union Landing Road are also recommended to be included as parkland as delineated as Planning Area 6, as displayed in Exhibit 1, to include state preserved and green acres parcels.

What is it in Current State Plan:

1

What is it in Preliminary State Plan:

1

Municipalities Affected:

Cinnaminson Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110089
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Remove CES coverage on parcels (Block 804, Lots 15 and 16) adjacent to Burlington-Mount Holly Road (C.R. 541).

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Westampton Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110094
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 93, FRANKFORD PA-NJ

OSG Quad Number 103, CAMDEN NJ-PA

Proposed Change:

Planning Area From: PA1 To: Park

CES Modify

Acres:**County/NE Reason For Proposed Change:**

OSG had proposed expanded CES coverage to include a large section in the western part of the Borough.

Burlington County recommends:

- Scale back CES coverage to include only wetland areas as depicted in the Borough's Letter of Interpretation approved by NJ DEP.

- Expand Planning Area 6 designation to include state owned preserved lands.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Palmyra Boro;

Data Source:**Staff Response:**

These changes are consistent with the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110097
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

CES adjustments and removals for parcels located in the vicinity of the Rancocas Creek to the east and west of the State Park.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Westampton Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110100
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Adjust CES to avoid existing dwellings and development along Chestnut Street and follow mapped wetlands.

Adjust CES to avoid existing dwellings and development along Hunterdon Avenue and follow mapped wetlands.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Mount Holly Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110104
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Adjust CES to avoid industrial development along Shreve Street and follow mapped wetlands.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Mount Holly Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	110109
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 104, MOORESTOWN NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Adjust CES to avoid uplands in Block 172 and follow mapped wetlands.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Maple Shade Twp;

Data Source:**Staff Response:**

This reduction in the extent of the CES will more accurately reflect the dimensions of the environmentally sensitive feature to be delineated.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000111
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 87, TRENTON EAST NJ-PA

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

Scale back the proposed Planning Area 5 to more accurately follow the edge of the top of the bluffs in the northern portion of the municipality in the vicinity of Crosswicks Creek.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Bordentown Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.-



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000112
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 87, TRENTON EAST NJ-PA

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Adjust the CESs to more accurately reflect the development that has occurred in the warehouse district and housing development known as Crystal Lake in the southwestern portion of the municipality.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Bordentown Twp;

Data Source:**Staff Response:**

This change to the CES is appropriate to the character of the area.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000113
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ

Proposed Change:

Planning Area

From: PA4

To: PA4B

Acres:**County/NE Reason For Proposed Change:**

Create a new Planning Area 4B in the southern portion of the township by replacing Planning Area 4 from generally south of Blacks Creek near the Village of Chesterfield to Bacons Run and to Monmouth Road, and from where White Pine Road crosses Bacons Run east towards the general area of Blacks Creek, near the municipal boundary with North Hanover Township.

What is it in Current State Plan:

4

What is it in Preliminary State Plan:

4

Municipalities Affected:

Chesterfield Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000115
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 103, CAMDEN NJ-PA

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

Removal of CES in parcels east of New Jersey State Highway Route 73.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Cinnaminson Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000116
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Removal of CES in parcels located at the northern end of Industrial Highway east of the Pompeston Creek, known as Block 806, Lot 14.

Removal of CES coverage in parcels west of the Pompeston Creek and east of Riverton-Moorestown Road in Block 1102.

What is it in Current State Plan:

1

What is it in Preliminary State Plan:

1

Municipalities Affected:

Cinnaminson Twp;

Data Source:**Staff Response:**

These portions of CES may be removed.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000117
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Remove CES coverage in parcels along Bridgeboro Road bounded by Creek Road to the north and Hartford Road south.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Delran Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000118
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

Remove Planning Area 5 and retain the Planning Area 2 designation in the eastern part of the Township. Planning Area 2 recommendation extends into Moorestown Township.

What is it in Current State Plan:

PA2 and PA3

What is it in Preliminary State Plan:

5

Municipalities Affected:

Delran Twp; Moorestown Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000119
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

Planning Area From: PA5 To: PA2

CES Add

Acres:**County/NE Reason For Proposed Change:**

OSG had suggested changing Planning Areas 2 and 3 in vicinity of Church Road (in Mount Laurel Township), Sharps Road and Route 70 (northeastern portion of municipality) to Planning Area 5. This proposed change would extend into neighboring Medford Township.

Burlington County recommendeds:

Retain Planning Area 2 designation in this area of the township. Provide CESs that follow wetland areas.

Replace Planning Area 3 in this area of the township with Planning Area 2. Provide CESs that follow wetland areas

What is it in Current State Plan:

PA2 and PA3

What is it in Preliminary State Plan:

PA5 and PA3

Municipalities Affected:

Evesham Twp; Medford Twp; Mount Laurel Twp;

Data Source:**Staff Response:**

These changes are appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000120
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

CES coverage along Deacon Road in Blocks 11.05 and 11.06 should be removed.

The CES coverage located off of Hainesport-Mount Laurel Road in Blocks 101.03 and 101.05 should be removed.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Hainesport Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000121
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres:**County/NE Reason For Proposed Change:**

Retain Planning Area 2 designation for receiving area situated along Eayrestown Road and identified as a portion of Lot 7.01 in Block 22, and provide for Critical Environmental Sites (CESs) that follow the wetland areas.

Retain Planning Area 2 designation for commercial district located along Route 38 extending from apartment complex to municipal boundary common with Southampton Township, and provide for Critical Environmental Sites (CESs) that follow the wetland areas.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Lumberton Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000122
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

Acres:**County/NE Reason For Proposed Change:**

Extend Planning Area 2 into current Planning Area 4 limiting the extension to areas along Church Road to include commercial development in the vicinity of Hartford Road and County Route 541, and existing crossroad and roadway settlements that occurred on small lots with septic systems and wells.

Extend Planning Area 2 to current Planning Area 4 to include Medford's sewage treatment plant located along Fostertown Road.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Medford Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000123
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 104, MOORESTOWN NJ

Proposed Change:

Planning Area From: PA5 To: PA2

CES Add

Acres:**County/NE Reason For Proposed Change:**

OSG had proposed replacing Planning Areas 2 and 3 in the northern portion of Moorestown Township with Planning Area 5.

Burlington County recommends:

Maintain Planning Area 2 in the northern portion of the municipality and expand Planning Area 2 throughout the northern portion of the municipality replacing current Planning Area 3.

Identify CESs throughout the municipality including the northern portion where Planning Area 2 is recommended for expansion.

What is it in Current State Plan:

PA2 and PA3

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Moorestown Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000125
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 97, NEW EGYPT NJ

Proposed Change:

Planning Area From: PA4 To: PA4B

Acres:**County/NE Reason For Proposed Change:**

Create a new Planning Area 4B by replacing Planning Area 4 in the northern portion of New Hanover Township, the part that is under control of civilian authorities. This 2.09 square mile area extends from municipal boundary with North Hanover Township south to the collective boundary of Fort Dix and McGuire Air Force Base, and from the municipal boundary with Wrightstown to the municipal boundary with Plumsted Township, Ocean County.

Extend the new Planning Area 4B into the southeastern portion of North Hanover township by replacing Planning Area 4 from Monmouth Road south to the municipal boundary with New Hanover Township, and from west of Jacobstown-Cookstown Road (CR 665) east to the municipal boundary with Plumsted Township, Ocean County.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

New Hanover Twp; North Hanover Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000126
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 97, NEW EGYPT NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Critical environmental sites are recommended for delineation throughout PA 4 areas in the township other than those recommended to be changed to PA4B..

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

North Hanover Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000127
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 106, PEMBERTON NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Critical environmental sites are recommended for delineation throughout the Borough, namely along North Branch of the Rancocas Creek.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Pemberton Boro;

Data Source:**Staff Response:**

The addition of CES in these areas is appropriate to delineate sensitive environmental features.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000128
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 106, PEMBERTON NJ

OSG Quad Number 96, COLUMBUS NJ

Proposed Change:

Planning Area From: PA4 To: PA4B

CES Add

Acres:**County/NE Reason For Proposed Change:**

Create a new Planning Area 4B (PA 4B) in the northwestern portion of the township by replacing Planning Area 4 (PA 4) from generally south of the municipal boundary with Springfield Township to North Pemberton Road, and generally from US Route 206 east to the Pinelands boundary, excepting an area for a Proposed Node at Route 206, and an area for a Proposed Village Center in the vicinity of North Pemberton Road and Arneys Mount Road. The remainder of the portion of the township outside of Pinelands Commission jurisdiction is to remain PA 4.

Critical environmental sites are recommended for delineation throughout remaining PA 4 area in the township.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Pemberton Twp;

Data Source:**Staff Response:**

These changes are appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000129
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 106, PEMBERTON NJ

Proposed Change:

Planning Area From: PA4 To: PA4B

Acres:**County/NE Reason For Proposed Change:**

Replace Planning Area 4 with Planning Area 4B throughout the non-Pinelands portion of the township that is not otherwise subject to a proposed change to PA 2.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Southampton Twp; Lumberton Twp;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000131
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ
OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

Planning Area From: PA4 To: PA4B

CES Add

Acres:**County/NE Reason For Proposed Change:**

Create a new Planning Area 4B throughout most of the municipality, replacing Planning Area 4. The proposed PA 4B generally extends eastward from the New Jersey Turnpike to NJ Route 68, and from the Mansfield Township municipal boundary south to the municipal boundary with Westampton, Eastampton and Pemberton Townships, as well as the Pinelands boundary. This is part of a larger PA 4B proposal that extends from Mansfield Township south to Pemberton Township. .

Critical environmental sites are recommended for delineation throughout remaining PA 4 area in the township.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Springfield Twp (Burl);

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000132
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

OSG Quad Number 96, COLUMBUS NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

Acres:**County/NE Reason For Proposed Change:**

OSG had recommended changing the Planning Area 2 designation in the eastern part of Westampton Township (lands east of Burrs Road) to a Planning Area 5. Planning Area 5 extends into Eastampton Township.

Burlington County recommends extending the Planning Area 5 recommendation in the eastern part of the Township to include parcels to the Township border in the north. Delete the CESs adjacent to, and just south of, to the Planning Area 5 designation from Kings Road to the Township boundary. Change the Planning Area 4 adjacent to the County recommended Planning Area 5, moving west to Burrs Road, to a Planning Area 2. Change parcels located north of Oxmead Road and east of Gilbert Road from a Planning Area 4 to a Planning Area 4B.

What is it in Current State Plan:

PA2, PA4

What is it in Preliminary State Plan:

PA2, PA4

Municipalities Affected:

Westampton Twp; Eastampton Twp;

Data Source:**Staff Response:**

These changes are appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000133
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 97, NEW EGYPT NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Critical environmental sites are recommended for delineation throughout the Borough, namely along North Run Creek.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Wrightstown Boro;

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000135
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ
OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

Acres:**County/NE Reason For Proposed Change:**

The 2004 Preliminary State Development and Redevelopment plan calls for changing Planning Area 2 (PA 2) to Planning Area 5 (PA 5) for wetlands that predominate in the sewer service area north of Woodlane and Monmouth Roads.

Burlington County recommends the following modifications:

1. Create a new Planning Area 5 north of Woodlane and Monmouth Roads extending from the Proposed Eastampton Village Center north to Oxmead Road and the Springfield Township municipal boundary.
2. Create a new Planning Area 4B for the area between Oxmead Road and the Springfield Township municipal boundary.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Eastampton Twp;

Data Source:**Staff Response:**

These changes are appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9406
Source:	County Report	Approved by OSG Director:	
NE #	94_Delran_6	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From:	To:

Acres:**County/NE Reason For Proposed Change:**

The Township is targeting planning and investments to enhance the historic location of the Village of Bridgeboro. (Proposed designated village.)

What is it in Current State Plan:

PA1, PA2

What is it in Preliminary State Plan:

PA1, PA2, PA5, Park

Municipalities Affected:

Delran Twp;

Data Source:**Staff Response:**

This is a center designation and as such should be deferred to Plan Endorsement. Delran is part of the Rt.130 regional endorsed plan. If Delan wants to add a center, the endorsed plan would need to be amended.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9407
Source:	County Report	Approved by OSG Director:	
NE #	94_Delran_1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

Core/Node

Node

Acres:**County/NE Reason For Proposed Change:**

The Node designated as part of the 1998 Rt. 1309 Corridor Regional Strategic Plan has since become part of an adopted Redevelopment Plan. The proposed amendment adjusts the boundaries to be consistent with the boundaries of the official redevelopment area.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Delran Twp;

Data Source:**Staff Response:**

More Appropriate for PE

Because it is part of an endorsed plan, to amend the map, the township and the county would need to amend the endorsed plan.

Additionally, nodes are not shown on this map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9503
Source:	County Report	Approved by OSG Director:	
NE #	95_BurlingtonCity_	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

Core/Node

Node

Acres:**County/NE Reason For Proposed Change:**

The County wants to add a node to include designated redevelopment areas.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Burlington City;

Data Source:**Staff Response:**

More Appropriate for PE

Burlington City is a part of the Rt. 130 endorsed plan. To make a change of this type, the County needs to amend the endorsed plan.

Also, nodes are not shown on this map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9504
Source:	County Report	Approved by OSG Director:	
NE #	95_Westampton_1	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 95, BRISTOL PA-NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From:	To:

Acres:**County/NE Reason For Proposed Change:**

The County wants to designate the village of Rancocas as a center.

What is it in Current State Plan:

PA1, PA2

What is it in Preliminary State Plan:

PA1, PA2

Municipalities Affected:

Westampton Twp;

Data Source:**Staff Response:**

Center designation is done through Plan Endorsement.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	9601
Source:	County Report	Approved by OSG Director:	
NE #	96_Mansfield_1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ

Proposed Change:

Planning Area From: PA3 To: PA2

Acres: 268

County/NE Reason For Proposed Change:

The County would like to expand the existing PA 2 area to include a court-ordered COAH inclusionary development site.

The County also submitted additional requests:

Create a new Planning Area 5 by replacing Planning Areas 2 and 3 and extending it from the Delaware River south to Interstate 295 and the Bordentown Township border to the former Kinkora railroad right-of-way. This new Planning Area 5 would include Newbold Island located in neighboring Bordentown Township.

Within the new Planning Area 5 designate a new Hamlet Center that encompasses the historic crossroad settlement of Hedding located at the intersection of Old York Road and Kinkora Road.

While maintaining the current Planning Area 2 that fronts along Route 130 and abuts the recommended new Planning Area 5 that begins along the former Kinkora railroad right-of-way, create a new Planning Area 4 in place of current Planning Areas 2 and 3 and extending it from Planning Area 2 that is to be maintained to Interstate 295 where the new Planning Area 4 meets current Planning Area 4 and from the Florence Township boundary to the Kinkora railroad right-of-way where the new Planning Area 5 is proposed.

Designate the Columbus Town Center—Homestead Hamlet Center, which encompasses the historic village of Columbus and the Homestead age-restricted community and surrounding residential and commercial development.

Replace Planning Area 4 with Planning Area 4B in the southern portion of Mansfield Township generally extending from the Springfield boundary to sections of Columbus—Mount Pleasant Road and Mansfield Road East and from the new Columbus Town Center—Homestead Hamlet Center to Route 68.

Replace Planning Area 2 with Planning Area 4 between Old York Road and the New Jersey Turnpike, where they intersect. This is the Winzinger Farm (Block 5, Lots 2.01, 2.02, 2.03, 2.04, 2.05).

What is it in Current State Plan:

PA3



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9601
Source:	County Report	Approved by OSG Director:	
NE #	96_Mansfield_1	Preliminary Staff Recommendation:	Defer to Plan Endorseme

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Mansfield Twp (Burl);

Data Source:

Staff Response:

More Appropriate for PE

Mansfield Township is currently going through the Plan Endorsement process. This planning area change request and all other requests pertaining to Mansfield Township will be addressed through the consistency phase of Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9602
Source:	County Report	Approved by OSG Director:	
NE #	96_Eastampton_1	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ
OSG Quad Number 106, PEMBERTON NJ

Proposed Change:

Planning Area From: PA4 To: PA2

Acres: 441

County/NE Reason For Proposed Change:

Expand existing PA2 area to US 206 to include area with documented failing septic systems to enable it to be included in future Wastewater Management Plan amendment and to support economic development in area bordered by PA2, Park, US 206, County Route 537 and County Route 630.

What is it in Current State Plan:

PA2, PA4

What is it in Preliminary State Plan:

PA4, PA5

Municipalities Affected:

Eastampton Twp;

Data Source:**Staff Response:**

More Appropriate for PE

The area in question is predominantly open space and agricultural. A planning area change cannot occur to support economic development objectives. This planning area change should be addressed in Plan Endorsement.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	9603
Source:	County Report	Approved by OSG Director:	
NE #	96_Eastampton_2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ

Proposed Change:

Core/Node

Node

Acres:**County/NE Reason For Proposed Change:**

The County wants to add a node to support a higher level of infrastructure investments in a commercial-industrial development area along Monmouth Road (County Route 537)

What is it in Current State Plan:

PA2, PA4

What is it in Preliminary State Plan:

PA4, PA5

Municipalities Affected:

Eastampton Twp;

Data Source:**Staff Response:**

More Appropriate for PE

Nodes should be addressed through the Plan Endorsement process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9604
Source:	County Report	Approved by OSG Director:	
NE #	96_Eastampton_3	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ
OSG Quad Number 106, PEMBERTON NJ

Proposed Change:

Core/Node Node

Acres:**County/NE Reason For Proposed Change:**

The County requests a node in Eastampton to support a higher level of infrastructure investments in commercial-industrial development area along southbound US 206 and Woodlane Road (County Route 630). Part of multi-jurisdictional node shared with Pemberton Township.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Eastampton Twp;

Data Source:**Staff Response:**

More Appropriate for PE

Nodes should be addressed through the Plan Endorsement process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9605
Source:	County Report	Approved by OSG Director:	
NE #	97_Wrightstown_2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ
OSG Quad Number 97, NEW EGYPT NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From:	To:

Acres:**County/NE Reason For Proposed Change:**

The County requests that developed portions of Wrightstown Borough adjacent to the Pinelands Town should be designated as a Town Center in the State Plan Policy Map.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4, Park

Municipalities Affected:

Wrightstown Boro;

Data Source:**Staff Response:**

More Appropriate for PE

The Borough should address center designation through the Plan Endorsement process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9606
Source:	County Report	Approved by OSG Director:	
NE #	106_Pemberton_2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ
OSG Quad Number 106, PEMBERTON NJ

Proposed Change:

<i>Core/Node</i>	Node
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Acres:**County/NE Reason For Proposed Change:**

Burlington County request a node to support higher level infrastructure investments in commercial-industrial development area along northbound US 206 in Permberton Road/Woodlane Road (County Route 630) area. Part of multi-jurisdictional node shared with Eastampton Township.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Pemberton Twp;

Data Source:**Staff Response:**

More Appropriate for PE

The County should address this issue through the Plan Endorsement process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	10501
Source:	County Report	Approved by OSG Director:	
NE #	105_Hainesport_1	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From:	To:

Acres:**County/NE Reason For Proposed Change:**

The County requests to add a Planned Village Center in Hainesport to provide protection and enhancement to historic Village of Hainesport based on the existing boundaries of the village.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2, Park

Municipalities Affected:

Hainesport Twp;

Data Source:**Staff Response:**

More Appropriate for PE

Designation of Centers will be addressed through the Plan Endorsement process.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: BURLINGTON COUNTY	Item No. 1000130
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 105, MOUNT HOLLY NJ

Proposed Change:

Planning Area From: PA4 To: PA2

Acres:**County/NE Reason For Proposed Change:**

Create a new Planning Area 2 (PA 2) that generally encompasses the three (3) non-Pinelands quadrants of the intersection of US Route 206 and NJ Route 38/CR 530, replacing Planning Area 4 (PA 4). The proposed PA 2 extends eastward along the NJ Route 38/CR 530 corridor from the municipal boundary with Lumberton Township to the municipal boundary with Pemberton Township, and southward along the US Route 206 corridor from the municipal boundary with Eastampton and Pemberton townships to approximately the South Branch Rancocas Creek, excluding the Pinelands. This proposed PA 2 is an extension of a larger existing PA 2 found in Lumberton and Eastampton townships.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Southampton Twp;

Data Source:**Staff Response:**

The issues in this area should be addressed through the Plan Endorsement process.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: BURLINGTON COUNTY	Item No. 1000136
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ
OSG Quad Number 95, BRISTOL PA-NJ
OSG Quad Number 105, MOUNT HOLLY NJ
OSG Quad Number 106, PEMBERTON NJ

Proposed Change:**Acres:****County/NE Reason For Proposed Change:**

The 2004 Preliminary State Development and Redevelopment plan calls for changing Planning Area 2 (PA 2) to Planning Area 5 (PA 5) for wetlands that predominate in the sewer service area north of Woodlane and Monmouth Roads.

Burlington County recommends:

1. Within existing PA 2, delineate a "Proposed Village Center" for Eastampton's redevelopment area that roughly encompasses Woodlane Road from the Westampton municipal boundary east to Smithville Road, and Monmouth Road from the Mount Holly municipal boundary northeast to the PSE&G power lines.
2. Eastampton Township is requesting an extension of PA 2 eastward generally from Smithville Road to US Route 206, and northward from Woodlane Road to Monmouth Road. Additionally, along Route 206, PA 2 would extend southward from Woodlane to Powell Road, and from Powells Run to the highway. This would replace lands that are currently delineated as PA 4.
3. Delineate a proposed development Node at the intersection of US Route 206 and Woodlane/North Pemberton Road (CR 630). This node encompasses both sides of Route 206 at this intersection, reaching into Pemberton Township on the east side of the highway, and into Eastampton Township on the west side of the highway. In Eastampton Township, this proposed Node lies entirely within a PA 4 area that the Township would like to see changed to PA 2 (see #4 above).
4. Create a new PA 2 area along the west side of US Route 206 generally from south of Powell Road south to Railroad Avenue. This connects to a larger PA 2 that is being recommended for the area in Southampton Township centered on the intersection of US Route 206, NJ Route 38 and CR 530.

What is it in Current State Plan:

PA2, PA4

What is it in Preliminary State Plan:

PA2, PA4, PA5



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000136
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Municipalities Affected:

Eastampton Twp;

Data Source:**Staff Response:**

The issues in this area should be resolved through the Plan Endorsement process.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	9401
Source:	County Report	Approved by OSG Director:	
NE #	94_Delran_27	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

Planning Area

From: PA1

To: PA1

Acres: 292

County/NE Reason For Proposed Change:

According to the county, this area should have been PA1 in its entirety as of the first state plan, and was not made so simply because of an oversight. The county indicates that the area will be built out (except for the park), and that a subdivision application is pending for the area that is not yet built out.

What is it in Current State Plan:

PA1, PA2

What is it in Preliminary State Plan:

PA1, PA2, PA5, Park

Municipalities Affected:

Delran Twp;

Data Source:**Staff Response:**

Not Appropriate

There will be no changes to planning areas for this polygon as any change would have minimal impact - the portions of the polygon that are not parkland are already PA1 or PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9402
Source:	County Report	Approved by OSG Director:	
NE #	94_Delran_5	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

CES

Add

Acres: 3

County/NE Reason For Proposed Change:

floodplain and wetlands

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Delran Twp;

Data Source:

Delran Township Master Plan

Staff Response:

Not Appropriate

This area appears to be a development drainage basin for a neighboring development. It is not appropriate to place a CES over a drainage basin.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	9403
Source:	County Report	Approved by OSG Director:	
NE #	94_Delran_3	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

HCS

Add

Acres: 0

County/NE Reason For Proposed Change:

Recognition of planned village open space in process of acquisition

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Delran Twp;

Data Source:

Delran Township Master Plan

Staff Response:

Not Appropriate

This site is too small for HCS.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	9404
Source:	County Report	Approved by OSG Director:	
NE #	94_Delran_4	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 94, BEVERLY PA-NJ

Proposed Change:

HCS

Add

Acres: 0

County/NE Reason For Proposed Change:

Recognition of planned village open space in process of acquisition

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Delran Twp;

Data Source:

Delran Township Master Plan

Staff Response:

Not Appropriate

This site is too small for HCS.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	9701
Source:	County Report	Approved by OSG Director:	
NE #	97_Wrightstown_3	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 97, NEW EGYPT NJ

Proposed Change:

HCS

Add

Acres:**County/NE Reason For Proposed Change:**

Historic district along the south side of West Main Street that stretches from Fort Dix Street to Saylors Pond Road/Meeting House Rod. It is listed as a historic district in the Borough's Master Plan, but not listed on the NJ State Register.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Wrightstown Boro;

Data Source:

Wrightstown Master Plan, Burlington County Dept. of Resource Conservation.

Staff Response:

This is appropriate, pending submission by the county of documentation of the area's historic status. According to the SPC methodology for the preservation of historic and cultural resources, an amendment to the State Plan Policy Map for inclusion of an historic district can occur if "the historic districts [are] designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan."



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BURLINGTON COUNTY	Item No.	9702
Source:	County Report	Approved by OSG Director:	
NE #	97_Wrightstown_4	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 97, NEW EGYPT NJ

Proposed Change:

HCS

Add

Acres:**County/NE Reason For Proposed Change:**

The County recommends designation of an historic site in Wrightstown at the corner of Rexall (Railroad Avenue) and East Main Street/Hanover Road. Burling 1907, SAGE at McGuire AFB as shown on the list of Burlington County historic sites. It is eligible for listing on the state register as it has a SHPO opinion.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Wrightstown Boro;

Data Source:

Wrightstown Master Plan. Burlington County Dept. of Resource Conservation.

Staff Response:

More clarification is needed. The site does fit into the guidelines approved by the SPC for the Preservation of Historic and Cultural Resources. However, the site is paved over and a building and tractor-trailers are present on the site.

The county should clarify whether the correct location of this feature is identified by this polygon.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BURLINGTON COUNTY	Item No.	1000114
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 96, COLUMBUS NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Critical environmental sites are recommended for delineation throughout remaining PA 4 area in the township.

What is it in Current State Plan:

4

What is it in Preliminary State Plan:

4

Municipalities Affected:

Chesterfield Twp;

Data Source:**Staff Response:**

This issue will require further discussion.