



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15101
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 151, SHILOH NJ

Proposed Change:

<i>Planning Area</i>	From: PA4	To: PA2
<i>Center Modification</i>	Add	Proposed
	From:	To:

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

Hopewell would like to see its Agriculture-Industry zone added to the Bridgeton Regional Center as PA2. Hopewell would like all land zoned as A or R-1 to be changed to PA 4. The portion of Hopewell's R-2 zone which is currently PA 4 should be changed to PA2 with which it is contiguous.

What is it in Current State Plan:

PA2, PA 4

What is it in Preliminary State Plan:

PA2, PA 4

Municipalities Affected:

Hopewell Twp (Cumb);

Data Source:**Staff Response:**

Changes to center boundaries and substantial planning area amendments should be addressed through Plan Endorsement (PE). We are currently working with Hopewell Township on a Transfer of Development Rights (TDR) program and the PE process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15102
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 151, SHILOH NJ

Proposed Change:

Acres: 1,955

County/NE Reason For Proposed Change:

New Mapping Data

Future Plan Endorsement Discussions: Area north and south of Rte 49; adjacent to Bridgeton and Upper Deerfield.

The County does not agree with planning area changes in this area, because it is within Hopewell's TDR Receiving Zone.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Hopewell Twp (Cumb);

Data Source:**Staff Response:**

The mapping depicted this area as appropriate for Plan Endorsement (PE) discussion and is currently being discussed during on-going Transfer of Development Rights (TDR) and PE efforts with Hopewell.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15201
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 152, BRIDGETON NJ

Proposed Change:

Center Modification

Modify

Designated

From:

To:

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

Although not technically in the province of the State Plan, Bridgeton as a Regional Center, is requesting cooperation from the DEP in redrawing its boundary to exclude the urbanized portions of the Cohansey River.

What is it in Current State Plan:

PA 1, PA5

What is it in Preliminary State Plan:

PA 1, Park

Municipalities Affected:

Bridgeton City;

Data Source:**Staff Response:**

Changes to center boundaries should be addressed during Plan Endorsement (PE). DEP and OSG will work with Bridgeton to try and resolve this issue. Bridgeton is currently pursuing the PE process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15202
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 152, BRIDGETON NJ

Proposed Change:

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

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

Fairfield is requesting that the Bridgeton Regional Center be expanded to include Gouldtown and Fairton, with an expanded boundary for Fairton to connect with Gouldtown and Bridgeton.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Fairfield Twp (Cumb);

Data Source:**Staff Response:**

Changes to center boundaries should be addressed during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15203
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 152, BRIDGETON NJ

Proposed Change:

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

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

Upper Deerfield Twp is moving to include previously identified areas into the Bridgeton Regional Center as well as to expand the Center to include the Village of Seabrook within the Regional center.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA 2

Municipalities Affected:

Upper Deerfield Twp;

Data Source:**Staff Response:**

Changes to center boundaries should be addressed during Plan Endorsement.



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Map Amendments

County:	CUMBERLAND COUNTY	Item No.	16201
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 162, CEDARVILLE NJ

Proposed Change:

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

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

Downe would like Gandy's Beach and Money Island, which were identified as Centers in the original State Plan, but are not identified as Coastal Centers by DEP, to be considered for designation as Hamlet Centers.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5, Park

Municipalities Affected:

Downe Twp.

Data Source:**Staff Response:**

Changes to center boundaries should be addressed through Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	16202
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 162, CEDARVILLE NJ

Proposed Change:

Center Modification

Modify

Designated

From: Existing Village

To: Existing Village

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

Lawrence feels the boundary of Cedarville (designated Village) should be modified to accommodate potential growth.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Lawrence Twp (Cumberland)

Data Source:**Staff Response:**

Changes to center boundaries should be addressed through Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	14101
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 141, NEWFIELD NJ

Proposed Change:

Planning Area

From: PA5

To: Other

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

Vineland wants to change portions of Planning Area 5 to allow for growth on its western side.

What is it in Current State Plan:

PA 5, Park

What is it in Preliminary State Plan:

PA 5, Park

Municipalities Affected:

Vineland City;

Data Source:**Staff Response:**

The changes proposed can not be evaluated without GIS data.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	14102
Source:	County Report	Approved by OSG Director:	
NE #	16	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 141, NEWFIELD NJ

Proposed Change:

Planning Area

From: Park

To: PA2

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

Block 242, Lot 4 is a school, not a park. Block 1143, Lot 2 is a police training facility and gun range, not a park.

What is it in Current State Plan:

Park

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Vineland City;

Data Source:**Staff Response:**

The changes proposed can not be evaluated without GIS data. Please provide supporting documentation to substantiate planning area changes.



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Map Amendments

County:	CUMBERLAND COUNTY	Item No.	14103
Source:	County Report	Approved by OSG Director:	
NE #	13	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 141, NEWFIELD NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres: 324

County/NE Reason For Proposed Change:

New Mapping Data
Between South Delsea Dr and Rte 55 along Mill Rd and Forest Grove Rd; north of West Garden Rd/CR 674.

The County does not agree with the planning area change, because it is within and adjacent to the Vineland Industrial Park. Vineland will be drafting a letter in disagreement.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Vineland City;

Data Source:**Staff Response:**

This area is within Vineland's approved WMP. Habitat here is very fragmented, no large contiguous areas. Pending GIS data; recommend the area remain a PA2 and a CES is placed over the stream corridor.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	14104
Source:	County Report	Approved by OSG Director:	
NE #	17	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 141, NEWFIELD NJ

Proposed Change:

CES

Add

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

New Mapping Data

South of W. Weymouth Rd, West of State Rte 47 (N. Delsea Drive) and East of State Rte 55.

The County does not agree with the new CES boundaries and would like the boundaries pulled back to reflect the wetlands.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:****Data Source:****Staff Response:**

Pending GIS data, changes to CES boundaries will be modified based on wetlands and critical habitat.



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Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15204
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 152, BRIDGETON NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres: 58

County/NE Reason For Proposed Change:

New Mapping Data

North and south of Rte 49, along Gould Ave and adjacent to Fairton/Gouldtown Rd.

The County does not agree with the planning area change, because it is in a future Sewer Service Area (SSA) and part of the Business and Light Industrial zone.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Fairfield Twp (Cumb);

Data Source:**Staff Response:**

This site has a very small amount of wetlands and T & E Habitat in the southern portion. The 2002 aeriels show that most of the site consists of large lot subdivisions. The area is also surrounded by large lot subdivisions in all directions except to the northeast (woods). Pending GIS data; recommend the area remain PA2 and the southern portion of T & E Habitat be mapped as a CES. However, most of this area is not within an approved WMP and Fairfield should be encouraged to seek Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15205
Source:	County Report	Approved by OSG Director:	
NE #	12	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 152, BRIDGETON NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

Acres: 467

County/NE Reason For Proposed Change:

New Mapping Data

West of downtown between Rte 49 and Fairton Rd; abuts the border with Fairfield Township.

The County does not agree with the planning area change, because there is an active development proposed for this site.

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

Millville City;

Data Source:**Staff Response:**

The majority of this site is agricultural land with a small amount of woods. The entire site is T & E Habitat with a small amount of wetlands. There is also no infrastructure on the site and the surrounding area is undeveloped. Pending GIS data; recommend the site remain PA4 as mapped in the Preliminary Plan unless there is tangible development documentation.



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County:	CUMBERLAND COUNTY	Item No.	15206
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 152, BRIDGETON NJ

Proposed Change:

Planning Area From: PA4B To: PA2

Acres: 505

County/NE Reason For Proposed Change:

New Mapping Data

Between Rte 77, Centerton Rd, and Big Oak Rd (CR 650) and along Old Burlington Rd; north of the intersection of Rte 56/Landis Ave.

The County does not agree with the planning area change, because it is part of Upper Deerfield's Redevelopment area and Business zone.

What is it in Current State Plan:

PA2, PA4

What is it in Preliminary State Plan:

PA2, PA4

Municipalities Affected:

Upper Deerfield Twp;

Data Source:**Staff Response:**

The entire site is agricultural land with T & E Habitat and a small amount of wetlands. There is also no infrastructure on the site and the surrounding area is farmland with the exception of residential development to the south. This area is within the approved County WMP, but please provide clarification on Upper Deerfield's Redevelopment area and Business zone. Is this an agribusiness zone or an agricultural node? Pending GIS data; recommend the site remain PA4B as mapped in the Preliminary Plan unless there is tangible development documentation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15301
Source:	County Report	Approved by OSG Director:	
NE #	7	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 153, MILLVILLE NJ

Proposed Change:

Planning Area

From: Other

To: Other

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

Area's within the sewer service area of Millville are mapped as Planning Area 4 and/or 5.

What is it in Current State Plan:

PA4, Park

What is it in Preliminary State Plan:

PA4, PA5, and Park

Municipalities Affected:

Millville City

Data Source:**Staff Response:**

The changes proposed can not be evaluated without GIS data.



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Negotiations Worksheet

Map Amendments

County:	CUMBERLAND COUNTY	Item No.	15302
Source:	County Report	Approved by OSG Director:	
NE #	11	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 153, MILLVILLE NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres: 773

County/NE Reason For Proposed Change:

New Mapping Data

West of downtown between Fairton Rd, Cedar St, Center Grove Rd, and West Buckshutem Rd; northwest of the airport.

The County does not agree with the planning area change, because it conflicts with the Millville Master Plan, COAH obligation, and the Airport zone. There is also a large development proposed for this site.

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

Millville City;

Data Source:**Staff Response:**

The entire site is wooded with T & E Habitat and a small amount of wetlands. There is also no infrastructure on the site and the surrounding area is undeveloped except to the east and the Millville Airport. The parcel is actively farmed and zoned Agricultural Conservation. Pending GIS data; recommend changing the site to PA5 unless there is tangible development documentation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CUMBERLAND COUNTY	Item No.	16401
Source:	County Report	Approved by OSG Director:	
NE #	6	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 164, PORT ELIZABETH NJ

Proposed Change:

Planning Area

From: Pinelands and HMCD

To: Pinelands and HMCD

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

The Pinelands Rural Development Areas, approved by the Pinelands Commission, along Route 347 have been deleted.

What is it in Current State Plan:

PA10 Pinelands

What is it in Preliminary State Plan:

PA10 Pinelands

Municipalities Affected:

Maurice River Twp.

Data Source:**Staff Response:**

The mapping layers of the Pinelands are produced by The Pinelands Commission. Changes can be made as the Pinelands Commission provides OSG with said data.