



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	10
Source:	County Report	Approved by OSG Director	
NE Item No.	10	Preliminary Staff Recommendation:	Agree Conditionally
NegRptPage 11			

**General Topic:**

Other

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

19. Design

Tenor of policy is too urban. Cumberland County would like to see a Design policy that promotes innovative and healthy design for rural communities.

**Preliminary State Plan Section as Currently Proposed:**

Statewide Policy 19. Design

N/A

**Section in Existing State Plan:**

19. Design, Page 174-180

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The State Plan recognizes the differences between rural and urban landscapes and the need for context sensitive design. However, the SDRP section will be amended to include language addressing design issues in rural and suburban communities. OSG welcomes suggestions from Cumberland County.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	30
Source:	County Report	Approved by OSG Director	
NE Item No.	30	Preliminary Staff Recommendation:	Agree Conditionally
NegRptPage 21			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

5. Economic Development, Policy 10 Economic Targeting

A methodology demonstrating how economic sectors with the "greatest growth potential and public benefit" are chosen should be included.

**Preliminary State Plan Section as Currently Proposed:**

10 Economic Targeting

N/A

**Section in Existing State Plan:**

5. Economic Development, Policy 10 Economic Targeting, Page 127

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

Please provide us with the methodology to measure this policy.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	38
Source:	County Report	Approved by OSG Director	
NE Item No.	38	Preliminary Staff Recommendation:	Agree Conditionally
NegRptPage 21			

**General Topic:**

Transportation

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

8. Transportation, Policy 2 Public Transportation Priorities

A new policy promoting and giving funding priority to innovative rural transportation ideas would help underserved rural communities.

**Preliminary State Plan Section as Currently Proposed:**

2 Public Transportation Priorities

N/A

**Section in Existing State Plan:**

8. Transportation, Policy 2 Public Transportation Priorities, Page 140

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Public Transportation Priorities do not distinguish between urban and rural communities, but seek to encourage smart growth and coordinated transportation planning. While existing transportation infrastructure usually exists in urban communities; improving transportation systems through the Plan Endorsement process will provide municipalities with funding priority.

OSG will insert language into the Public Transportation bullets in Policy 2 that recognize that different public transportation strategies need to be examined for urban, suburban and rural areas of the state. OSG welcomes suggestions from Cumberland County.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	45
Source:	County Report	Approved by OSG Director	
NE Item No.	45	Preliminary Staff Recommendation:	Agree Conditionally
NegRptPage 22			

**General Topic:**

Environmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

12. Open Lands and Natural Systems, Policy 1 Open Space Acquisition

This policy should be amended to stress the importance of productive farmland over large acreage acquisitions.

**Preliminary State Plan Section as Currently Proposed:**

Statwide Policy 12. Open Lands and Natural Systems

N/A

**Section in Existing State Plan:**

12. Open Lands and Natural Systems, Policy 1 Open Space Acquisition, Page 152

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The policy as written provides guidance for land acquisition, with no order of priority. Priority for funding acquisition of farmland is addressed in Statewide Agriculture Policy 15. We will add language to Policy 12 for Open Space Acquisition to refer to Policy 15. The State Plan will be revised to include individual chapters on agriculture and open space that will address acquisition.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	46
Source:	County Report	Approved by OSG Director	
NE Item No.	46	Preliminary Staff Recommendation:	Agree Conditionally
NegRptPage 22			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

14. Waste Management, Recycling and Brownfields, Policy 9 Redevelopment for Brownfield Sites

A policy directed toward rural brownfields, such as spent sand mines, should be included, promoting innovative ideas for rural brownfields redevelopment. Many brownfields in Cumberland County are located outside existing infrastructure systems and outside established communities.

**Preliminary State Plan Section as Currently Proposed:**

9 Redevelopment of Brownfield Sites

N/A

**Section in Existing State Plan:**

14. Waste Management, Recycling and Brownfields, Policy 9 Redevelopment for Brownfield Sites, Page 159

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Policies 8 and 10 under Waste Management, Recycling and Brownfields specify that brownfield sites should be a priority for redevelopment regardless of location. The State should consider integrating all disparate brownfields efforts into one office to increase the redevelopment of Brownfields.

However, the County issue makes a reasonable point that merits consideration. Rural brownfields sites have been the subject of extensive discussion among Brownfields Interagency Team members. Policies 8 and 10 do not distinguish among geographic areas for brownfields priorities, but OSG will add language to the State Plan to provide some helpful general guidance on this issue. OSG welcomes suggestions from Cumberland County.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Agreement
NegRptPage 10			

**General Topic:**

Other

**County/NE Proposed Change to State Plan Section:**

State Plan

State-wide Goals, Strategies, and Policies

Unwieldiness and sheer number of policies in State Plan weaken its impact and effectiveness locally. Remove or re-structure policies which are contradictory or which have no possible funding source.

**Preliminary State Plan Section as Currently Proposed:**

I. Statewide Policies

Section 3: Changes to the Structure of the "Statewide Goals, Strategies and Policies Section," Page 22

**Section in Existing State Plan:**

Statewide Policies, Pages 110-180

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

It is self-evident that those policies that are contradictory will be removed or restructured in order to ensure that the State Plan is more concise and user friendly. In addition, we are making every effort to more clearly identify how to implement the State Plan locally, particularly through the State Plan Policy map objectives and through expanding upon the design and examples insert.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	23
Source:	County Report	Approved by OSG Director	
NE Item No.	23	Preliminary Staff Recommendation:	Agreement
NegRptPage 20			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

4. Infrastructure Investments, Policy 1 Municipal, County, Regional and State Investments in Infrastructure To Guide Growth

Strengthen policy by promoting idea of special inter-Agency State permit applications for designated Centers.

**Preliminary State Plan Section as Currently Proposed:**

Statewide Policy 4. Infrastructure Investments

**Section in Existing State Plan:**

4. Infrastructure Investments, Policy 1 Municipal, County, Regional and State Investments in Infrastructure To Guide Growth, Page 120

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The County suggestion has merit, but the Office of Smart Growth has no regulatory control over local permitting. Consequently, the character of these rules cannot be changed through Cross Acceptance or revisions to the SDRP. The current preferred vehicle for identifying critical projects and regulatory hurdles in an effort to expedite and ease permitting is the Plan Endorsement process.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	24
Source:	County Report	Approved by OSG Director	
NE Item No.	24	Preliminary Staff Recommendation:	Agreement
NegRptPage 20			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

4. Infrastructure Investments, Policy 13 Expeditious Regulatory Review Within Centers and Areas with Endorsed Plans

Policy is not endorsed at State level by all Departments thus weakening Plan Endorsement as a planning tool. This must be fixed at the State level.

**Preliminary State Plan Section as Currently Proposed:**

13 Expeditious Regulatory Review Within Centers and Areas with Endorsed Plans

N/A

**Section in Existing State Plan:**

4. Infrastructure Investments, Policy 13 Expeditious Regulatory Review Within Centers and Areas with Endorsed Plans, Page 122

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The Office of Smart Growth is working closely with all State agencies to achieve this Policy goal. In order to encourage the implementation of smart growth policies within designated centers and endorsed plans, it is important for state agencies and departments to make the provision of technical assistance a priority. It is especially critical that the NJDEP prioritize review and make available on an expedited basis technical assistance needed to expedite wastewater system permitting where state standards and rules are achieved in designated centers and smart growth areas because such systems are a precursor for development.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	25
Source:	County Report	Approved by OSG Director	
NE Item No.	25	Preliminary Staff Recommendation:	Agreement
NegRptPage 20			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

4. Infrastructure Investments, Policy 16, Coordinating Capital Facilities and Service Standards

Policy is meaningless without stated method of measuring "necessary" and "desirable." Policy states "Provide capital facilities that are necessary to support projected levels of development at desirable levels of service."

**Preliminary State Plan Section as Currently Proposed:**

16. Coordinating Capital Facilities and Service Standards

N/A

**Section in Existing State Plan:**

4. Infrastructure Investments, Policy 16 Coordinating Capital Facilities and Service Standards, Page 122

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Policy 3. Public Investment Priorities covers maintenance, repair, and capacity expansion of capital facilities that are necessary to prevent a higher level of service. This is an important consideration and we are open to suggestions for an appropriate measurement of this policy.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	37
Source:	County Report	Approved by OSG Director	
NE Item No.	37	Preliminary Staff Recommendation:	Agreement
NegRptPage 21			

**General Topic:**

Housing

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

7. Housing, Policy 15 Housing and Community Development and Redevelopment

Urban communities serving rural areas should not bear the entire burden of migrant worker services because they have the affordable housing.

**Preliminary State Plan Section as Currently Proposed:**

15 Housing and Community Development and Redevelopment

N/A

**Section in Existing State Plan:**

7. Housing, Policy 15 Housing and Community Development and Redevelopment, Page 138

**Additional Information Regarding Proposal:****Staff Response:****REVISED STATEWIDE ISSUE**

Affordable farm labor housing is a major issue in areas of the state where active agriculture is a major land use. The ability of municipalities to make provisions for affordable agricultural labor housing as part of their overall affordable housing plan will reflect the reality and the correlation of housing needs generated by local employment opportunities and provide housing opportunities for and under recognized and under served segment of the population in these areas. We will add language related to agricultural labor housing to the State Plan and to Statewide Agriculture Policy 15. Several counties raised this issue and OSG welcomes suggestions from the counties with respect to agricultural labor housing.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	41
Source:	County Report	Approved by OSG Director	
NE Item No.	41	Preliminary Staff Recommendation:	Agreement
NegRptPage 21			

**General Topic:**

Transportation

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

8. Transportation, Policy 24 Traffic Calming

Some communities combine their "main" streets with regional traffic patterns. This policy should be re-worded to promote innovative ideas for pedestrian protection in those instances.

**Preliminary State Plan Section as Currently Proposed:**

24 Traffic Calming

N/A

**Section in Existing State Plan:**

8. Transportation, Policy 24 Traffic Calming, Page 144

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The above county recommendation is compatible with the State Plan which seeks to encourage road design that is consistent with the character and context of the community. Please provide language you feel adequately stresses pedestrian safety.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	49
Source:	County Report	Approved by OSG Director	
NE Item No.	49	Preliminary Staff Recommendation:	Agreement
NegRptPage 22			

**General Topic:**

Agricultural

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

15. Agriculture, Policy 18, Housing Supply and Financing

This policy should also address the services and distribution of agricultural labor to prevent some municipalities from being unfairly over-burdened.

**Preliminary State Plan Section as Currently Proposed:**

18 Housing Supply and Financing

N/A

**Section in Existing State Plan:**

15. Agriculture, Policy 18, Housing Supply and Financing, Page 162

**Additional Information Regarding Proposal:****Staff Response:****REVISED STATEWIDE ISSUE**

Affordable farm labor housing is a major issue in areas of the state where active agriculture is a major land use. The ability of municipalities to make provisions for affordable agricultural labor housing as part of their overall affordable housing plan will reflect the reality and the correlation of housing needs generated by local employment opportunities and provide housing opportunities for and under recognized and under served segment of the population in these areas. We will add language related to agricultural labor housing to the State Plan and to Statewide Agriculture Policy 15. Several counties raised this issue and OSG welcomes suggestions from the counties with respect to agricultural labor housing.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	16
Source:	County Report	Approved by OSG Director	
NE Item No.	16	Preliminary Staff Recommendation:	Defer to PE
NegRptPage 20			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

2. Comprehensive Planning, Policy 21 Sound Planning for Regulatory Efficiency, Predictability and Accountability

Cumberland County would like to see compliance on the part of the State with this policy. Policy 21 to "Use the planning process to resolve issues in advance of the regulatory process and to eliminate unnecessary and costly delays."

**Preliminary State Plan Section as Currently Proposed:**

21. Sound Planning for Regulatory Efficiency, Predictability and Accountability

N/A

**Section in Existing State Plan:**

2. Comprehensive Planning, Policy 21 Sound Planning for Regulatory Efficiency, Predictability and Accountability, Page 113

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Resolving issues in advance of the regulatory process is addressed through the Plan Endorsement process where state agencies work with municipalities to formulate a comprehensive planning strategy with appropriate zoning, ordinances, land preservation strategies and design criteria. If the County has particular cases where they feel State agencies or regulations caused delays or were costly, they should bring them to the attention of agencies to resolve them prior to pursuing Plan Endorsement.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	17
Source:	County Report	Approved by OSG Director	
NE Item No.	17	Preliminary Staff Recommendation:	Defer to PE
NegRptPage 20			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

2. Comprehensive Planning, Policy 22 Expeditious Regulatory Processes

Cumberland County would like to see compliance on the part of the State with this policy: "Regulations that create uncertainty, lengthy and duplicative review processes and add cost without concomitant public benefit should be modified to achieve their purpose or eliminated.

**Preliminary State Plan Section as Currently Proposed:**

22. Expeditious Regulatory Processes

N/A

**Section in Existing State Plan:**

2. Comprehensive Planning, Policy 22 Expeditious Regulatory Processes, Page 113

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The State Plan supports and influences the regulations of other state agencies. The State Plan is, by definition, a planning document that provides a planning--not regulatory--framework of goals, policies and planning areas, to guide decisions concerning how and where the state will grow in a manner that maintains our quality of life. Expediting regulatory processes is addressed through the Plan Endorsement process. Once a municipality achieves Plan Endorsement; municipalities should be provided benefits or priority with regard to grants, technical assistance, and regulatory matters.

If the County can identify regulations or review processes that have caused delays or they feel are duplicative, they should identify them and recommend a solution.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	18
Source:	County Report	Approved by OSG Director	
NE Item No.	18	Preliminary Staff Recommendation:	Defer to PE
NegRptPage 20			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

2. Comprehensive Planning, Policy 25 State Agency Plans, Regulations and Programs

Clarification is requested concerning the meaning of the wording revision in this policy.

**Preliminary State Plan Section as Currently Proposed:**

25. State Agency Plans, Regulations and Programs

Statewide Policy #25: State Agency Plans, Regulations and Programs, Page 25

**Section in Existing State Plan:**

2. Comprehensive Planning, Policy 25 State Agency Plans, Regulations and Programs, Page 114

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

The Policy was revised to encourage State agency coordination for program funding and implementation of all State plans and regulations to be consistent with the State Plan.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	28
Source:	County Report	Approved by OSG Director	
NE Item No.	28	Preliminary Staff Recommendation:	Defer to PE
NegRptPage 21			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

4. Infrastructure Investments, Policy 36 Conversion of Seasonal Communities

This policy, necessary to the bayshore villages, has no force in light of the Public Investment Priorities.

**Preliminary State Plan Section as Currently Proposed:**

36 Conversion of Seasonal Communities

N/A

**Section in Existing State Plan:**

4. Infrastructure Investments, Policy 36 Conversion of Seasonal Communities, Page 125

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The State Plan is, by definition, a planning document that provides a planning--not regulatory--framework of goals, policies and planning areas, to guide decisions concerning how and where the state will grow in a manner that maintains our quality of life. However, OSG has been actively working with other agencies to coordinate plans and policies to be consistent with the State Development and Redevelopment Plan.

Options for providing infrastructure for highly sensitive bayshore villages (filled coastal wetlands, coastal high hazard areas, erosion zones, etc.), should be addressed through the Plan Endorsement process.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Disagreement
NegRptPage	10		

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

State Plan

Indicators and Targets, Headline Indicators

Add a new headline indicator that measures the relationship of development restricted land to Headline Indicator 1. (new development, population and employment growth located in PA1, PA2 and Centers).

**Preliminary State Plan Section as Currently Proposed:**

Key Indicators

Section 2, Headline Indicator 1., Page 15

**Section in Existing State Plan:**

Indicators and Targets, Key Indicator 1, Page 264

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

This indicator is too complicated and it is not clear what it would measure. Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	
NE Item No.	2	Preliminary Staff Recommendation:	Disagreement
NegRptPage	10		

**General Topic:**

Agricultural

**County/NE Proposed Change to State Plan Section:**

State Plan

Indicators and Targets, Headline Indicators

Amend Headline Indicator to measure health of agricultural industry rather than increase in acres devoted to agriculture.

**Preliminary State Plan Section as Currently Proposed:**

C. Agricultural Output (Additional indicator 5)

Section 2, Headline Indicator 3., Page 15

**Section in Existing State Plan:**

Indicators and Targets, Key Indicator 2, Page 265

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

We already have an indicator which measures the health of the agricultural industry - Additional Indicator 5 "Annual Agricultural Output in Constant Dollars" on Page 271 of the State Plan.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Disagreement
NegRptPage 11			

**General Topic:**

Other

**County/NE Proposed Change to State Plan Section:**

State Plan

Appendix, Selected Population, Employment and Household Projections to the Year 2020

State level population and employment projections fail to account for small arrays, making the use of the data by State agencies dubious. Cumberland County would like a clarification of the use the OSG plans for projections as well as a shortened time horizon for projections and funding for projection updates.

**Preliminary State Plan Section as Currently Proposed:**

Appendix A. Population, Employment, Other Stats

Section 6: Population and Employment Projections for 2025, Pages 36-38

**Section in Existing State Plan:**

Appendix, Selected Population, Employment and Household Projections to the Year 2020, Page 283

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The OSG Plan is legally bound to compile and publish projections. We feel that maintaining our 20-year time horizon across Plans is the most appropriate way to go about this to provide a framework for planning for New Jersey's future. Whenever possible, the Office of Smart Growth coordinates with other agencies to coordinate projections.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	5	Preliminary Staff Recommendation:	Disagreement
NegRptPage	10		

**General Topic:**

Other

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

1. Equity

New policy favors urban localities over rural. Cumberland County would like to see a policy aimed at equity for rural, underserved and impoverished communities, which suffer disproportionately from emphasis on urban revitalization.

**Preliminary State Plan Section as Currently Proposed:**

Equity

Statewide Policy #5: Economic Development, New Policy, Page 27

**Section in Existing State Plan:**

1. Equity, Page 110

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The new policy does not prefer urban areas, but community-based economic development in all communities, rural or urban. The SDRP clearly promotes healthy economies and development in rural communities. State policy regarding job opportunities in rural areas should take into account the needs of local residents, however, as a first priority, jobs in locations with existing infrastructure that require little or no enhancements is one of the goals of the State Plan.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Disagreement
NegRptPage 11			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

6. Urban Revitalization

The County agrees with intent of policy, which is vital to two (Bridgeton and Millville) of the County's three urban areas, but the policy is ineffective without funding. Policies should reflect the ability of the State to capitalize them

**Preliminary State Plan Section as Currently Proposed:**

New Policy: Urban Waterfront Redevelopment

Statewide Policy #6: Urban Revitalization, New Policy: Urban Waterfront Redevelopment, Page 27

**Section in Existing State Plan:**

6. Urban Revitalization, Page 129

**Additional Information Regarding Proposal:****Staff Response:****REVISED STATEWIDE ISSUE**

The SDRP is a broad policy guide for growth management in the State, and while it does identify and provide priorities for funding, it cannot realistically identify funding sources for all policies. Funding and budgeting for smart growth policies is often a political process beyond the scope of the SDRP. Committing funding and resources for projects vital to a municipality's economic health, including revitalizing urban waterfronts, is not entirely the responsibility of state government, and local governments should actively plan and budget for them.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	
NE Item No.	7	Preliminary Staff Recommendation:	Disagreement
NegRptPage 11			

**General Topic:**

Housing

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

7. Housing, Policy 2, Age-restricted Housing

Rural elderly are in need of day care facilities as much as in need of senior housing. Supplement policy with addition of verbiage promoting senior care facilities which allow elderly to continue living at home with appropriate day care services in their communities.

**Preliminary State Plan Section as Currently Proposed:**

2. Age-Restricted Housing

Statewide Policy #7: Housing, Revised Policy #2: Age-restricted Housing, Page 27

**Section in Existing State Plan:**

7. Housing, Policy 2, Age-restricted Housing, Page 136

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The provision of day care facilities for the elderly to allow the elderly to continue to live at home is one possible response to the very real situation faced by our senior population. The state is willing to assist localities to determine the most appropriate response based on local needs and circumstances rather than pre-judging a specific approach on a statewide level.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	8
Source:	County Report	Approved by OSG Director	
NE Item No.	8	Preliminary Staff Recommendation:	Disagreement
NegRptPage 11			

**General Topic:**

Transportation

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

8.Transportation

Dredging for access to upstream communities. Additions to this policy should include dredging for access besides shipping to include the recreational, fishing and other economic development opportunities.

**Preliminary State Plan Section as Currently Proposed:**

2 Public Transportation Priorities

N/A

**Section in Existing State Plan:**

Statewide Policy 8. Transportation Subpolicies

2 Public Transportation Priorities, Page 140;

Subpolicy 13 Mobility and Access, Subpolicy 15 Provision of Public Transportation Services, Page 142

Subpolicy 20 Trans. Planning as a Redevelopment and Development Tool, Subpolicy 21 Labor Markets, Subpolicy

22 Recreational and Tourism Travel, Subpolicy 23 Goods Movement, Page 143

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The specific recommendation made is not necessary, since the Transportation Goals and Policies of the State Plan are already linked to recreational, fishing and other economic development opportunities.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	
NE Item No.	9	Preliminary Staff Recommendation:	Disagreement
NegRptPage 11			

**General Topic:**

Agricultural

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

15. Agriculture

Agriculture as industry, not just open space. Emphasis on revised policy is titled too much toward agriculture as an open space opportunity.

**Preliminary State Plan Section as Currently Proposed:**

Statewide Policy 15. Agriculture

Statewide Policy #15: Agriculture, Page 28

**Section in Existing State Plan:**

15. Agriculture, Pages 160-162

**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

The main goal of the farmland preservation program is not open space preservation, but to maintain the viability of the agricultural industry in the State. Farmland preservation is a powerful tool for overall community planning because when properly used, it controls land use, helps preserve the agricultural industry and retains agriculture as part of the community's character. Farmland Preservation programs should be appropriately coordinated with a community's Open Space Preservation, Recreation and Historic Preservation programs to insure that they are complimentary.

The State Plan will be revised to include individual chapters on agriculture and open space that will emphasize the individual needs for these unique resources.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	11
Source:	County Report	Approved by OSG Director	
NE Item No.	11	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

1. Equity

New Policy which recognizes and promotes compensation for the lost opportunity cost of preserving environmentally sensitive land in municipalities which contain a high percentage of Planning Area 5 (PA5).

**Preliminary State Plan Section as Currently Proposed:**

Statewide Policy 1. Equity

Statewide Policy #1: Equity, Page 24

**Section in Existing State Plan:**

1. Equity, Pages 110-111

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The new language added to Policy #1 Equity in the Preliminary Plan recognizes concerns about equity related to the State Plan Policy Map: "The State Plan is a statement of state policy formulated to guide planning. Public sector agencies and private sector organizations, such as lending institutions, should not use designations and delineations contained in the Plan to determine the market value of particular tracts or parcels of land.

Accordingly, such uses of the State Plan are inappropriate because it is not designed to regulate and should not be applied to future use or intensity of use of specific parcels of land. Both public and private sector agencies are cautioned that direct application of the State Plan to specific parcels of land may result in inequitable distribution of the benefits and burdens of public action."



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	12
Source:	County Report	Approved by OSG Director	
NE Item No.	12	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

1. Equity

New policy which recognizes and promotes compensation to landowners whose potentially developable land has been designated Planning Area 4 (PA4)

**Preliminary State Plan Section as Currently Proposed:**

Statewide Policy 1. Equity

Statewide Policy #1: Equity, Page 24

**Section in Existing State Plan:**

1. Equity, Pages 110-111

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The new language added to Policy #1 Equity in the Preliminary Plan recognizes concerns about equity related to the State Plan Policy Map: "The State Plan is a statement of state policy formulated to guide planning. Public sector agencies and private sector organizations, such as lending institutions, should not use designations and delineations contained in the Plan to determine the market value of particular tracts or parcels of land.

Accordingly, such uses of the State Plan are inappropriate because it is not designed to regulate and should not be applied to future use or intensity of use of specific parcels of land. Both public and private sector agencies are cautioned that direct application of the State Plan to specific parcels of land may result in inequitable distribution of the benefits and burdens of public action."

The State Plan's Intent for PA4 is to maintain environs as large contiguous areas of farmland and other lands, promote a viable agricultural industry and protect the character of existing, stable communities. Growth should occur in centers and reflect compact center based development. Programmed sewers and public water services should be confined to centers.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	13
Source:	County Report	Approved by OSG Director	
NE Item No.	13	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

2. Comprehensive Planning, Policy 1 Planning Resources

Municipalities feel that this policy should be backed with adequate funding so that all areas of the State are on equal footing with regard to planning resources and funding.

**Preliminary State Plan Section as Currently Proposed:**

1.Planning Resources

N/A

**Section in Existing State Plan:**

2. Comprehensive Planning, Policy 1 Planning Resources, Page 111

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

This recommendation falls outside the scope of the State Development and Redevelopment Plan. OSG provides technical assistance and funding at all levels of government for capacity-based planning.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	14
Source:	County Report	Approved by OSG Director	
NE Item No.	14	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

2. Comprehensive Planning, Policy 10 Municipal Plans and Development Regulations

Reword Policy to highlight local rule and the varying circumstances and local knowledge base of communities.

**Preliminary State Plan Section as Currently Proposed:**

10. Municipal Plans and Development Regulations

N/A

**Section in Existing State Plan:**

2. Comprehensive Planning, Policy 10 Municipal Plans and Development Regulations, Page 112

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The State Plan is not a regulatory tool but a policy and program statement to be used by state and local officials. The State Plan calls attention to the need for local jurisdictions to take a more inclusive, comprehensive and long-term view of the impact that their decisions will have upon their neighbors and upon their own residents. We acknowledge the home rule status of NJ. The purpose of the State Plan is to bring a more regional perspective to local land use issues. There is value in articulating and promoting policies that seek to enlighten local, county and state decision-making, such as the consideration of intergovernmental cooperation and planning.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	15
Source:	County Report	Approved by OSG Director	
NE Item No.	15	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

2. Comprehensive Planning, Policy 15 Multi-jurisdictional Planning and Public Service Delivery

Rural municipalities would like to see wording which acknowledges the potential for loss of small town character inherent in regionalization.

**Preliminary State Plan Section as Currently Proposed:**

15. Multi-Jurisdictional Planning and Public Service Delivery

N/A

**Section in Existing State Plan:**

2. Comprehensive Planning, Policy 15 Multi-jurisdictional Planning and Public Service Delivery, Page 113

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

The State Plan discourages the loss of small town character. State Plan Policy 9 Historic, Cultural and Scenic Resources seeks to protect and enhance small town character.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	19
Source:	County Report	Approved by OSG Director	
NE Item No.	19	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

Health

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

3. Public Investment Priorities, Policy 1 Priority for Public Health and Safety

The Plan should state clearly how emergent threats are measured so that municipalities can be assured that their projects based on public health are in consideration.

**Preliminary State Plan Section as Currently Proposed:**

1. Priority for Public Health and Safety

N/A

**Section in Existing State Plan:**

3. Public Investment Priorities, Policy 1 Priority for Public Health and Safety, Page 118

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

This recommendation falls outside the scope of the State Development and Redevelopment Plan. Please clarify if there is a specific infrastructure project you would like to discuss.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	20
Source:	County Report	Approved by OSG Director	
NE Item No.	20	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

3. Public Investment Priorities, Policy 3 Priorities for Capacity Expansion

Cumberland County and most of its municipalities are requesting higher priority for municipalities with Centers and/or Endorsed Plans on the grounds of equity. Policy 3 states "municipalities, counties or regions should receive priority for capacity expansion in the following order: 1. urban complexes, 2. urban centers with endorsed plans, 3. urban centers; and 4. urban coordinating council-eligible neighborhoods."

**Preliminary State Plan Section as Currently Proposed:**

3. Priorities for Capacity Expansion

N/A

**Section in Existing State Plan:**

3. Public Investment Priorities, Policy 3 Priorities for Capacity Expansion, Page 119

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

All Centers and Endorsed Plans, regardless of location, are recognized and given benefits or priority with regard to grants, technical assistance, and regulatory matters.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	21
Source:	County Report	Approved by OSG Director	
NE Item No.	21	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

3. Public Investment Priorities, Policy 4 Priority for Planning Resources

All but one municipality in Cumberland is in the top 100 of the Municipal Distress Index (MDI), yet planning resources, especially to rural, understaffed communities, have not been forthcoming from the State.

**Preliminary State Plan Section as Currently Proposed:**

Public Investment Priorities

N/A

**Section in Existing State Plan:**

3. Public Investment Priorities, Policy 4 Priority for Planning Resources, Page 119

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

This recommendation falls outside the scope of the State Development and Redevelopment Plan. Policy 5 Secondary Considerations applies to all investments and includes the rank of the municipality in the Municipal Distress Index.

The SDRP prioritizes Urban complexes, Centers, etc., because of concerns for health, safety, and welfare of citizens; as well as human capital, and state investments in infrastructure. Centers and Endorsed Plans, regardless of location, are recognized and given benefits or priority with regard to grants, technical assistance, and regulatory matters.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	22
Source:	County Report	Approved by OSG Director	
NE Item No.	22	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

3. Public Investment Priorities, Policy 5 Secondary Considerations

Rural municipalities feel that, even the secondary considerations, put them at a disadvantage for State resources.

**Preliminary State Plan Section as Currently Proposed:**

1. Municipal, County, Regional, State Investment Infrastructure to Guide Growth

N/A

**Section in Existing State Plan:**

3. Public Investment Priorities, Policy 5 Secondary Considerations, Page 119

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Policy 5 Secondary Considerations applies to all municipalities and does not distinguish between rural and urban municipalities, but the level of planning accomplished, such as Certified Fair Share Plans and functional plans approved by State Agencies.

Traditionally infrastructure investments, repairs and upgrades, and discretionary funding goes to urban/metropolitan areas because that is where most of the people in the state live, most of the commerce and industry are, and where the greatest need exists.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	26
Source:	County Report	Approved by OSG Director	
NE Item No.	26	Preliminary Staff Recommendation:	Disagreement
NegRptPage 20			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

4. Infrastructure Investments, Policy 22 Infrastructure Investments and Natural Resource Protection

This policy for natural resource protection needs to be balanced with the needs of the citizens of communities impacted by lack of infrastructure.

**Preliminary State Plan Section as Currently Proposed:**

22 Infrastructure Investments and Natural Resource Protection

N/A

**Section in Existing State Plan:**

4. Infrastructure Investments, Policy 22 Infrastructure Investments and Natural Resource Protection, Page 123

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Development projects, especially in rural areas where support infrastructure often does not exist, must be evaluated for their impacts on the environment and overall planning considerations in the location they are proposed in. Growth in communities with identified natural resources should occur in compact center based development. Policy 26 Infrastructure Investments and Sanitary Sewer Systems and Policy 28 Rural Wastewater Systems address infrastructure investments in rural areas that lack infrastructure. Please clarify if there is a specific infrastructure project you would like to discuss.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	29
Source:	County Report	Approved by OSG Director	
NE Item No.	29	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

5. Economic Development, Policy 5 Capital Facilities

Without adequate public investment, capital plans for economic development cannot be realized. This policy needs to be coordinated with Public Investment Priorities.

**Preliminary State Plan Section as Currently Proposed:**

5 Capital Facilities

N/A

**Section in Existing State Plan:**

5. Economic Development, Policy 5 Capital Facilities, Page 125

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

The State Plan is replete with policies that incorporate funding and coordination for capital facilities under Public Investment Priorities and Infrastructure Investments.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	31
Source:	County Report	Approved by OSG Director	
NE Item No.	31	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

5. Economic Development, Policy 14 Travel and Tourism

Cumberland would like to see how tourism "facilities, services and marketing" are evenly distributed "throughout the state."

**Preliminary State Plan Section as Currently Proposed:**

14 Travel and Tourism

N/A

**Section in Existing State Plan:**

5. Economic Development, Policy 14 Travel and Tourism, Page 127

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

This recommendation falls outside the scope of the State Development and Redevelopment Plan. The County should arrange to meet with the Commerce and Economic Development Commission and Travel and Tourism to discuss their concerns.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	32
Source:	County Report	Approved by OSG Director	
NE Item No.	32	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

5. Economic Development, Policy 18 Enhancing Agriculture

Substitute "Provide" for "encourage" and develop a method for measurement of progress in agricultural industry viability.

**Preliminary State Plan Section as Currently Proposed:**

18 Enhancing Agriculture

N/A

**Section in Existing State Plan:**

5. Economic Development, Policy 18 Enhancing Agriculture, Page 128

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

It is not within the purview of the State Plan to "provide" economic development and employment opportunities that enhance the viability of agriculture as an industry. However, it is within the State Plan purview to encourage other State agencies to provide these benefits. We already have an indicator which measures the health of the agricultural industry - Additional Indicator 5 "Annual Agricultural Output in Constant Dollars" on Page 271 of the State Plan.

The State Plan will be revised to include an individual chapter on agriculture that will address enhancing the viability of the agricultural industry.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	33
Source:	County Report	Approved by OSG Director	
NE Item No.	33	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

5. Economic Development, Spatial Strategies for Economic Development

The subheading "Spatial Strategies for Economic Development" is overly skewed toward urban revitalization. This policy should be complemented with another policy directing economic development activities toward promoting rural economic health.

**Preliminary State Plan Section as Currently Proposed:**

Spatial Strategies for Economic Development

N/A

**Section in Existing State Plan:**

5. Economic Development, Spatial Strategies for Economic Development, Pages 128-129

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

The Policies under Spatial Strategies for Economic Development focus attention in terms of Smart Growth and are not skewed towards urban revitalization.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	34
Source:	County Report	Approved by OSG Director	
NE Item No.	34	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Economic

**County/NE Proposed Change to State Plan Section:**

Preliminary Plan

5. Economic Development, New Policy: Community-based Economic Development

This proposed policy ignores the plight of rural areas which need jobs locally and do not have infrastructure or public transportation.

**Preliminary State Plan Section as Currently Proposed:**

10 Economic Targeting

5. Economic Development, New Policy: Community-based Economic Development, Page 27

**Section in Existing State Plan:**

N/A

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

State policy regarding job opportunities in rural areas should take into account the needs of local residents, however, as a first priority, jobs in locations with existing infrastructure that require little or no enhancements is one of the goals of the State Plan.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	35
Source:	County Report	Approved by OSG Director	
NE Item No.	35	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Housing

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

7. Housing, Policy 2 Age-restricted Housing

Add a policy or amend this policy to account for need for senior day housing in rural communities.

**Preliminary State Plan Section as Currently Proposed:**

2. Age-Restricted Housing

7. Housing: Revised Policy #2: Age-restricted Housing, Page 27

**Section in Existing State Plan:**

7. Housing, Policy 2 Age-restricted Housing, Page 136

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The provision of day care facilities for the elderly to allow the elderly to continue to live at home is one possible response to the very real situation faced by our senior population. The state is willing to assist localities to determine the most appropriate response based on local needs and circumstances rather than pre-judging a specific approach on a statewide level.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	36
Source:	County Report	Approved by OSG Director	
NE Item No.	36	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Housing

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

7. Housing, Policy 9 Housing Financing Techniques

This policy should have a mechanism to measure whether Planning Area policies raise housing costs and/or reduce the range of possible housing.

**Preliminary State Plan Section as Currently Proposed:**

9 Housing Financing Techniques

N/A

**Section in Existing State Plan:**

7. Housing, Policy 9 Housing Financing Techniques, Page 137

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

This measurement falls outside the scope of the State Development and Redevelopment Plan. The high cost to supply housing and the resulting high cost for homeowners and tenants to afford housing is a critical deterrent for residing in New Jersey for many individuals and families. It is in the state, local and private sector interest to explore and advance methods to keep housing costs affordable. To that end, partnerships with non-profits, tax incentives, efficient building practices and other similar activities are encouraged and should be promoted throughout the state.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	39
Source:	County Report	Approved by OSG Director	
NE Item No.	39	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Transportation

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

8. Transportation, Policy 20 Transportation Planning as a Redevelopment and Development Tool

This policy should be utilized with funding and resources to enable rural areas to compete economically when they lack urban highway systems.

**Preliminary State Plan Section as Currently Proposed:**

20 Transportation Planning as a Redevelopment and Development Tool

N/A

**Section in Existing State Plan:**

8. Transportation, Policy 20 Transportation Planning as a Redevelopment and Development Tool, Page 143

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

It is not within the purview of the State Plan to distinguish between urban or rural areas for funding priorities, but to municipalities who improve their transportation systems through the Plan Endorsement process.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	40
Source:	County Report	Approved by OSG Director	
NE Item No.	40	Preliminary Staff Recommendation:	Disagreement
NegRptPage 21			

**General Topic:**

Transportation

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

8. Transportation, Policy 23 Goods Movement

Add for recreational boating, fishing and marina industries to "dredging for shipping access."

**Preliminary State Plan Section as Currently Proposed:**

23 Goods Movement

8. Transportation: Revised Policy #23: Goods Movement, Page 27

**Section in Existing State Plan:**

8. Transportation, Policy 23 Goods Movement, Page 143

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The specific recommendation made is not necessary, since the Transportation Goals and Policies of the State Plan are already linked to recreational, fishing and other economic development opportunities.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	42
Source:	County Report	Approved by OSG Director	
NE Item No.	42	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

11. Water Resources, Policy 28 Flood Plain Development and Redevelopment

The protection of wetlands and flood plain areas is a matter of State wide concern and the economic burden of that protection and limited development options should not fall on individual municipalities. This policy should be amended to acknowledge the State's obligation for adequate compensation to municipalities and landowners.

**Preliminary State Plan Section as Currently Proposed:**

28 Flood Plain Development and Redevelopment

N/A

**Section in Existing State Plan:**

11. Water Resources, Policy 28 Flood Plain Development and Redevelopment, Page 151

SWP 12 OPEN LANDS and NATURAL AREAS, policy 11 Tax-exempt Property Used for Open Space, p 154  
policy 12 Coastal/Waterfront Access, p 154

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Compensation to municipalities and landowners falls outside the scope of the State Development and Redevelopment Plan. The State Plan policies under Water resources recognize the importance for the protection of wetlands and flood plain areas. Protection of wetlands and floodplains is a public health and safety issue.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	43
Source:	County Report	Approved by OSG Director	
NE Item No.	43	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

Environmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

12. Open Lands and Natural Systems - New Policy

A policy which speaks to the necessity of protecting rural and environmentally fragile areas from the impacts of visitation when State lands are promoted to the public.

**Preliminary State Plan Section as Currently Proposed:**

Statwide Policy 12. Open Lands and Natural Systems

N/A

**Section in Existing State Plan:**

12. Open Lands and Natural Systems - New Policy

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The State Plan acknowledges protection of rural and environmentally fragile areas from the impact of visitation for public lands with several policies including, but not limited to Statewide Policy 11 Water Resources: Policy 19, 28, and 33 and Statewide Policy 12 Open Lands and Natural systems: Policy 12 and 29.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	44
Source:	County Report	Approved by OSG Director	
NE Item No.	44	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

Environmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

12. Open Lands and Natural Systems - New Policy

A policy that states the need for State and non-profit entities to maintain their preserved lands' infrastructure and lessen the burden on local government if their presence is needed.

**Preliminary State Plan Section as Currently Proposed:**

Statwide Policy 12. Open Lands and Natural Systems

N/A

**Section in Existing State Plan:**

12. Open Lands & Natural Systems, Policy 8. Trails, Greenways and Blueways as Public Open Space Linkages, Page 153

**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE ISSUE

Policy 12. Open Lands and Natural Systems addresses the need for all entities to maintain infrastructure on preserved land. Subpolicy 8, Trails, Greenways and Blueways as Public Open Space Linkages specifically addresses cooperation from all entities, including state and private non-profit groups.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	47
Source:	County Report	Approved by OSG Director	
NE Item No.	47	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

Agricultural

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

15. Agriculture, Policy 2 Preservation of the Agricultural Land Base

Funding is insufficient to fulfill this policy and maintain the agricultural industry.

**Preliminary State Plan Section as Currently Proposed:**

2 Preservation of the Agricultural Land Base

N/A

**Section in Existing State Plan:**

15. Agriculture, Policy 2 Preservation of the Agricultural Land Base, Page 160

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

It is not within the purview of the State Plan to provide funding, but to consider the expenditure of public funds for preservation of farmland. OSG already provides local technical assistance and information on all available programs and funds for the preservation and protection of the environs. The SDRP also prioritizes those funds needed for agricultural land retention, as seen in Policy 1.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	48
Source:	County Report	Approved by OSG Director	
NE Item No.	48	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

Agricultural

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

15. Agriculture, Policy 3 Coordinated Planning

The revision proposed in the Preliminary Plan is an improvement, but would be improved with the inclusion of a better system of rating productivity as a standard for easements.

**Preliminary State Plan Section as Currently Proposed:**

3 Coordinated Planning

15. Agriculture: Revised Policy #3: Coordinated Planning, Page 28

**Section in Existing State Plan:**

15. Agriculture, Policy 3 Coordinated Planning, Page 160

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

It is not within the purview of the State Plan to provide a system of rating productivity as a standard for easements. This responsibility falls under the NJDA, SADC Farmland Preservation Program. Productive farmland, no matter what Planning Area it is in, is an important State resource. The Sustainable Agriculture and Comprehensive Planning Policy 1 prioritizes agricultural acquisitions based on the Agriculture Smart Growth Plan and the Strategic Targeting Initiative of the SADC.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	50
Source:	County Report	Approved by OSG Director	
NE Item No.	50	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

16. Coastal Resources, Policy 3 Intergovernmental Coordination: State/Local

Cumberland County does not believe that this policy is being implemented in terms of increasing consistency between the State Plan and CAFRA regulations to the detriment of the County.

**Preliminary State Plan Section as Currently Proposed:**

3 Intergovernmental Coordination State/Local

N/A

**Section in Existing State Plan:**

16. Coastal Resources, Policy 3 Intergovernmental Coordination: State/Local, Page 164

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

This recommendation falls outside the scope of the State Plan, however OSG has been actively working with other agencies to coordinate plans and policies to be consistent with the State Development and Redevelopment Plan.

There has been a substantial increase in municipalities that are consistent with the SDRP and CAFRA. DEP, in coordination with OSG through the Plan Endorsement process, has been working with coastal municipalities to designate growth centers and implement environs protection strategies to safeguard sensitive coastal resources. Ocean Township has successfully been endorsed, and several others are working to become endorsed in the near future. In the previous Center Designation process, the Cumberland municipalities of Commercial, Maurice River, Lawrence and Bridgeton were successful, and are considered consistent with the SDRP and CAFRA. Most recently, Hopewell Township began a TDR program and is seeking Plan Endorsement. This is one half of Cumberland municipalities on the coastal area.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	51
Source:	County Report	Approved by OSG Director	
NE Item No.	51	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

InterGovernmental

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

16. Coastal Resources, Policy 4 Consistency between the State Plan and the CAFRA Plan

This policy should be amended to indicate that NJDEP should come into consistency with municipalities which are consistent with the State Plan; not vice versa.

**Preliminary State Plan Section as Currently Proposed:**

4 Consistency Between the State Plan and the CAFRA Plan

N/A

**Section in Existing State Plan:**

16. Coastal Resources, Policy 4 Consistency between the State Plan and the CAFRA Plan, page 165

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

NJDEP CAFRA regulations are not under the purview of the State Plan. However OSG has been actively working with other agencies to coordinate plans and policies to be consistent with the State Development and Redevelopment Plan.

Through the 1973 CAFRA legislation and the 1978 CZM Rules, the State sets policy in the coastal zone and regulates major development. Policy Issue 50 describes the recent successes in cooperative planning with coastal municipalities, particularly in Cumberland County. The Plan Endorsement process provides the opportunity to compare state policies with municipal expectations, with room for compromise.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	52
Source:	County Report	Approved by OSG Director	
NE Item No.	52	Preliminary Staff Recommendation:	Disagreement
NegRptPage 22			

**General Topic:**

Transportation

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

19. Design, New Policy

This proposed policy should be amended to acknowledge the differences in transportation needs between urbanized and rural areas.

**Preliminary State Plan Section as Currently Proposed:**

Statewide Policy 19. Design

19. Design: New Policy: Public Health Benefits of Smart Growth Design, Page 29

**Section in Existing State Plan:**

N/A

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The addition of this new policy advocates Smart Growth Design principles. Smart Growth principles apply to all areas of the State and are not differentiated between urban and rural areas. Centers should incorporate Smart Growth Design principles whether urban, regional, town, village or hamlet.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	CUMBERLAND COUNTY	OSG Item No.	27
Source:	County Report	Approved by OSG Director	
NE Item No.	27	Preliminary Staff Recommendation:	Pending
NegRptPage 21			

**General Topic:**

Infrastructure (Not Trans)

**County/NE Proposed Change to State Plan Section:**

Statewide Policies

4. Infrastructure Investments, Policy 26 Infrastructure Investments and Sanitary Sewer Systems

This policy should be more specific as to the type of growth to be accommodated to ensure extension of sanitary sewer systems into areas with high non-residential growth potential.

**Preliminary State Plan Section as Currently Proposed:**

26 Infrastructure Investments and Sanitary Sewer Systems

N/A

**Section in Existing State Plan:**

Statewide Policies

4. Infrastructure Investments, Policy 26 Infrastructure Investments and Sanitary Sewer Systems, Page 123

**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The policy is appropriate as written, and supportive of PA1, PA2 and center-based growth in any form, be it residential, commercial, retail or industrial. Please clarify specific concerns about particular developments, land uses, or locations.