



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

The State Plan should declare the Metropolitan Planning Area the most important to sustain/restore economic growth.

This Policy should specifically identify the Metropolitan Planning Area for priority economic targeting, Identify and target for appropriate public policy support those economic sectors with the greatest growth potential and public benefit, particularly the Metropolitan Planning Area, with special attention to those areas where unemployment is high.

Preliminary State Plan Section as Currently Proposed:

I. Statewide Policies

NA

Section in Existing State Plan:

Statewide Policy 5: Economic Development (page 125.)

Policy 10: Economic Targeting (page 127.)

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

The SDRP works toward focusing benefits in planning areas that have a diversity of needs, as well as in areas that actively seek to achieve Smart Growth principles. It is evident that various state programs seek to support the continued existence and regeneration of our most dense regions. Plan Endorsement also supports communities in Metropolitan and Suburban Planning areas and enables them access to statewide resources to promote smart growth decisions.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	5	Preliminary Staff Recommendation:	Agreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Most Essex County municipalities found the NJTPA February 2003 adopted projections to be inaccurate.

NJTPA or the New Jersey Office of Smart Growth should provide each municipality with a detailed methodology for their population and employment projections and allow both funding and additional time for evaluation.

Preliminary State Plan Section as Currently Proposed:

Appendix A. Population, Employment, Other Stats

Section Six: Population and Employment Projections for 2025 (page 36.)

Section in Existing State Plan:

Appendices: A. Selected Population, Employment and Household Projections to the Year 2020 (page 283.)

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

STATEWIDE ISSUE.

The respective methodologies for population and employment projections issued by NJTPA are set forth on its website in the "2030 NJTPA Demographic and Employment Forecast and Model Development Forecast Model User Guide." The Office of Smart Growth is considering defining a procedure for municipalities that disagree with the growth projections to amend those projections through an objective review of the planning elements in disagreeing municipalities that would materially impact their growth numbers.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Agreement

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

The State Plan should outline how municipalities can best comply with the Goals and Policies related to affordable housing.

The State Plan should provide an outline of the steps municipalities can take to comply with the Goals and Policies related to affordable housing.

Preliminary State Plan Section as Currently Proposed:

6. Provide Adequate Housing at a Reasonable Cost

NA

Section in Existing State Plan:

Policy 27: Coordination with the New Jersey Council on Affordable Housing (page 139.)

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

STATEWIDE ISSUE.

The State Plan contains general guidance applicable to all communities. However, the State Plan is not a substitute for a community-specific Fair Share housing plan. Methodologies for implementation of a broad range of the goals and policies of the State Plan, including affordable housing, will be addressed in an implementation element in the new State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	8
Source:	County Report	Approved by OSG Director	
NE Item No.	8	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

The State Plan Policy Map should use Cores and Nodes as a way of better directing planning and funding efforts.

Include Cores and Nodes under Public Investment Priorities 2, 3, 4, and 5, listed on page 117

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

Summary of Public Investment Priorities, page 117

Additional Information Regarding Proposal:

The State Plan Policy Map should use Cores and Nodes as a way of better directing planning and funding efforts. Funding to Cores, which often serve as neighborhood centers, and to Nodes, which serve as employment and service centers to the region, should be emphasized in the State Plan as a fundamental planning policy that further directs planning efforts and State funding.

Staff Response:

STATEWIDE ISSUE.

Cores and Nodes are an important piece of the Plan's land use policies. OSG remains committed to center-based mixed use development as the primary focus. At the same time, OSG recognizes that all development will not take place in urban areas and there is a need for more compact places in suburban areas, the idea of including cores and nodes provides an attractive framework for organizing development in these areas.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	
NE Item No.	9	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

The State Plan Policy Map should show Cores and Nodes.

Cores and Nodes indicate areas of growth and are important for determining priority planning efforts and funding

Preliminary State Plan Section as Currently Proposed:

I. State Plan Policy Map

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE.

The State Plan Policy Map depicts approved cores and nodes. New cores and nodes can be designated through the Plan endorsement process, upon the endorsement of a local plan by the State Planning Commission.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The State Plan definition of a Node conflicts with the Policies for existing and new Nodes. The State Plan currently defines a Node as a concentration of facilities and activities which are not organized in a compact form.

The Glossary definitions and Policies 4 and 5 for Planning Areas should be revised to put forth a unified representation of the form new and existing Nodes should take, specifically whether they should be in a compact form

Preliminary State Plan Section as Currently Proposed:

Policy 5 Planning for New Nodes

Section in Existing State Plan:

State Plan, Planning Areas, Policies 4 and 5 for Planning Areas, page 229; State Plan Glossary

Additional Information Regarding Proposal:

Additionally the definition for a Commercial-Manufacturing Node is a significant concentration of commercial, light manufacturing or warehousing and distribution facilities and activities which are not located in a Center and are not organized in a compact form, but could meet performance standards for locating in a Center, and the definition for a Heavy Industry-Transportation-Utility Node is heavy industry (for example, petrochemical), transportation (for example, airports and rail yards), or utility facilities and activities that meet a regional need and that as a result of their vast scale or given the nature of their activities cannot meet acceptable performance standards for locating in Centers. The Policies pertaining to Nodes Policies for Planning Areas 4 and 5) state that existing Nodes are encouraged to be retrofitted over time to reduce automobile dependency, diversify land uses, and enhance linkages to communities, wherever possible, and new Nodes should be in a compact form and located in Centers and other appropriate areas.

Staff Response:

STATEWIDE ISSUE.

We agree to modify the definitions so that nodes are encouraged to be as efficient as possible in the use of land.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	11
Source:	County Report	Approved by OSG Director	
NE Item No.	11	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The State Plan should provide more guidance as to the appropriate size of Nodes.

The Policies for Planning Areas and/or the definition for Node should indicate a minimum area that may constitute a Node

Preliminary State Plan Section as Currently Proposed:

Policy 4 Planning for Existing Nodes

Section in Existing State Plan:

State Plan, Planning Areas, Policies 4 and 5 for Planning Areas, page 229; State Plan Glossary

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

It is agreed that the State Plan shall provide proper guidance with regard to the size of a Node. Still, the creation of a node should be based on the unique needs of the site. The Land Use element of the new State Plan will provide guidance for designation and design of compact land use designations within planning areas that will take advantage of existing infrastructure and development patterns. It will not contain precise size requirements for cores or nodes, but will provide sufficient recommendations for municipalities to identify and plan for these opportunities.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	12
Source:	County Report	Approved by OSG Director	
NE Item No.	12	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The State Plan should give Brownfield remediation support high priority for funding and planning efforts.

Revise Policy 8 of Statewide Strategy 14, to state,. Give high priority for public resources and assistance to communities with Brownfield redevelopment strategies consistent with neighborhood and municipal plans.

Preliminary State Plan Section as Currently Proposed:

Brownfields and Contaminated Sites

Section in Existing State Plan:

State Plan, Statewide Policy 14, Waste Management, Recycling and Brownfield's, Brownfield's and Contaminated Sites, page 159.

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

STATEWIDE ISSUE.

Brownfield sites are already a State planning priority, with support provided by each State agency with an interest in Brownfields and remediation of contamination.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	13
Source:	County Report	Approved by OSG Director	
NE Item No.	13	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The State Plan should promote priority funding and expeditious regulatory review for infrastructure improvements in areas that have been designated in Need of Rehabilitation and Redevelopment and have adopted Rehabilitation or Redevelopment Plans.

Include under Policy 5 Secondary Considerations, of Statewide Policy 3, Areas in Need of Rehabilitation and Redevelopment with Adopted Redevelopment and/or Revitalization Plans. Areas in Need of Redevelopment and Areas in Need of Rehabilitation should be added to the Summary of Public Investment Priorities 2, 3, 4, and 5.

Preliminary State Plan Section as Currently Proposed:

Public Investment Priorities

Section in Existing State Plan:

State Plan, Statewide Policy 3 Infrastructure Investments, page 119; Summary of Public Investment Priorities, page 117.

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

STATEWIDE ISSUE.

The designation of Areas in Need of Redevelopment is one tool for revitalization of the state's urban centers. A broad range of recommendations for prioritization of infrastructure investments designed to encourage economic growth in the state's existing centers, including for redevelopment projects, will be made.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	14
Source:	County Report	Approved by OSG Director	
NE Item No.	14	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

The State Plan should target redeveloping communities as critical areas that need investment in human capital and supporting resources to facilitate career-oriented planning.

This policy should be clarified to indicate that investment in human capital and supporting resources to facilitate career-oriented planning should have priority in redeveloping communities.

Preliminary State Plan Section as Currently Proposed:

15 Work Force Skills

Section in Existing State Plan:

State Plan, Statewide Policy 5 Economic Development, Policy 11 Work Force Readiness

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

STATEWIDE ISSUE.

Current State Plan policies on Economic Development promotes and encourages economic investment, livable communities, an educated workforce and attractive places to live and work.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	15
Source:	County Report	Approved by OSG Director	
NE Item No.	15	Preliminary Staff Recommendation:	Agreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

The State Plan should include redeveloping economies in the definition of Smart Growth

The definition should include improvement to redeveloping economies as one of the principles supported by smart growth.

Preliminary State Plan Section as Currently Proposed:

Introduction to the Preliminary Plan

Preliminary Plan, Section 5, page 30

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

PROPOSED STATEWIDE POLICY

Redeveloping local economies are recognized in the definition of 'smart growth.'



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	16
Source:	County Report	Approved by OSG Director	
NE Item No.	16	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The Preliminary State Plan should place additional focus on open space and open space linkages in the Metropolitan Planning Area. Open space acquisition is important in Essex County because each municipality is fully or almost fully built-out.

The following statement should be added to the above mentioned Policy Objective, Ensure adequate open space and open space linkages through planning and land acquisition.

Preliminary State Plan Section as Currently Proposed:

Planning Areas

Section in Existing State Plan:

State Plan, Metropolitan Planning Area, Policy Objective 5, Natural Resources Conservation, page 191.

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

STATEWIDE ISSUE.

Such priorities are indeed considered by the SDRP. Linkages are a vital component of local and regional open space plans. Such linkages accomplish several goals: they bolster the integrity of natural ecosystems, they enhance the quality of life in our communities, and they help to control sprawling development by more firmly defining the boundaries of center-based growth.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	17
Source:	County Report	Approved by OSG Director	
NE Item No.	17	Preliminary Staff Recommendation:	Agreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Open space linkages.

Open space linkages should be added to the last bullet in this Policy, therefore stating parks, plazas, public spaces, and open space linkages in urban areas that enhance community character and support redevelopment efforts.

Preliminary State Plan Section as Currently Proposed:

Open Space and Recreational Lands

Section in Existing State Plan:

State Plan, Statewide Policy 12 Open Lands and Natural Systems, Policy 1 Open Space and Acquisition Priorities, page 152.

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

STATEWIDE ISSUE.

Linkages are a vital component of local and regional open space plans. Such linkages accomplish several goals. They bolster the integrity of natural ecosystems, they enhance the quality of life in our communities, and they help to control sprawling development by more firmly defining the boundaries of center-based growth.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	18
Source:	County Report	Approved by OSG Director	
NE Item No.	18	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The State Plan should identify areas in the State where redevelopment is slated, as not all of the Metropolitan Planning Area takes on a redevelopment character.

Add a map to the State Plan, similar to the Developed Land and Unprotected and Undeveloped Land maps that indicate where significant areas of redevelopment efforts are planned, underway or have been implemented.

Preliminary State Plan Section as Currently Proposed:**Section in Existing State Plan:****Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE.

The State Planning Commission is generally in favor of mapping relevant datasets with the understanding that the GIS files must be created and maintained by their originators.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	19
Source:	County Report	Approved by OSG Director	
NE Item No.	19	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The PA5 Environmentally Sensitive Planning areas have been labeled as falling within sewer service areas. These areas should remain environmentally sensitive and are not suited to intensive development or redevelopment, by any means.

The State Plan should recognize that within fully built municipalities the sewer service areas in the Environmentally Sensitive Planning Areas are not appropriate for additional growth, despite the existing or potential use of sewer systems. In addition, the State Plan should recognize that the sewer infrastructure available in these areas is protective in that it precludes installation of individual on-site septic systems and permits limited development with less disturbance. For these areas, appropriate environmental protective safeguards such as steep slope ordinances and lower density development are tools used to permit development consistent with the land capacity.

Preliminary State Plan Section as Currently Proposed:

Planning Areas

Section in Existing State Plan:

State Plan, State Plan Policy Map, Planning Areas, Environmentally Sensitive Planning Area, page 215

Additional Information Regarding Proposal:

Cedar Grove

Staff Response:

STATEWIDE ISSUE.

The DEP sewer data is on the preliminary state plan map for information purposes only. While Cedar Grove has acknowledged that the designation is correct, further development in those areas is at the sole discretion of local decision making regardless of the planning area designation. Amendments to sewer service area boundaries so that they are more consistent with the State Plan are encouraged.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Agricultural

County/NE Proposed Change to State Plan Section:

Revise the chart accompanying the State Plan Policy Map entitled, "Acres in Planning Areas," as it includes a significant error in the total acreage listed for all New Jersey Planning Areas.

The total acreage listed for all New Jersey Planning Areas is currently tallied to 47,786,315; the correct summation of the listed acreage figures is 4,786,315. The State Plan should be revised to correct this figure.

Preliminary State Plan Section as Currently Proposed:

I. State Plan Policy Map

Section in Existing State Plan:

State Plan, State Plan Policy Map, Introduction, page 183

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

STATEWIDE ISSUE.

This error has been corrected.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	29
Source:	County Report	Approved by OSG Director	
NE Item No.	29	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

An Additional Indicator and Target should be used to determine if new development is being served by mass transit systems.

Add the following Additional Indicator: New development and population

Preliminary State Plan Section as Currently Proposed:

8. Ensure Sound and Integrated Planning and Implementation Statewide

Preliminary Plan, Section 2, Goal 8 Ensure Integrated Planning Statewide page 21.

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE.

An additional target to evaluate figures on the proximity of new development to mass transit could be useful. To the extent practicable, OSG, with the assistance of its consultant, will devise such a target, along with methods of monitoring the transit-friendliness of new housing opportunities, including rehabilitations of existing dwellings.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	30
Source:	County Report	Approved by OSG Director	
NE Item No.	30	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

An Additional Indicator and Target should be used to measure state support of mass transit systems.

Add the following Additional Indicator: Percentage of state transportation budget devoted to development and maintenance of mass transportation systems and supporting infrastructure. Add the following associated Target: Mass transportation receives the funding needed to make widespread availability to NJ residents a reality.

Preliminary State Plan Section as Currently Proposed:

5. Provide Adequate Public Facilities and Services at a Reasonable Cost

Preliminary Plan, Section 2, Goal 5 Provide Public Services at a Reasonable Cost, page 19.

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE.

An additional target to evaluate figures on the proximity of new development to mass transit could be useful. To the extent practicable, OSG, with the assistance of its consultant, will devise such a target, along with methods of monitoring the transit-friendliness of new housing opportunities, including rehabilitations of existing dwellings.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	35
Source:	County Report	Approved by OSG Director	
NE Item No.	35	Preliminary Staff Recommendation:	Agreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

General comment

General Comment. The State Plan seems to propose that New Jersey can grow without limit. The Plan must tackle this issue, head on. As the most densely populated, most congested state in the Union, New Jersey must begin to seriously consider the question of sustainability. The Plan must discuss a full build-out scenario for New Jersey, and the desired shape, character, and limits of same. The Vision Plan touches on certain desirable qualities we seek, but never discusses how or if these features can/will exist at full build-out. The State Plan should provide a model for sustainability that New Jersey can rely upon once it attains its vision of full build-out. The Plan should provide a how to section that sets forth the methods by which New Jersey can: a) build to its vision, without exceeding it, and then b) survive economically, socially, politically, without trampling on all that it has preserved.

Preliminary State Plan Section as Currently Proposed:

I. The State Plan

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE.

Recognition of the reasonable parameters within which our state can accommodate growth and development is the primary purpose of the State Plan. The State Plan's overarching goal is to recognize that there are limits to growth. The use of analyses such as capacity and buildout studies for planning purposes are essential elements for charting a sustainable course for New Jersey's future.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	36
Source:	County Report	Approved by OSG Director	
NE Item No.	36	Preliminary Staff Recommendation:	Agreement

General Topic:

Environmental

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

General Comment. The State Plan provides a framework for management of growth, yet fails to properly account for its full negative impacts. Worsening environmental problems and ever-increasing traffic congestion erode the quality of life in New Jersey by leaps and bounds every year. It is not enough to seek the incremental improvements set forth in the Indicators and Targets section of the SDRP, if in fact we have exceeded the state's capacity to begin with. It is not smart to encourage high-density growth in compact centers unless such growth is accompanied by the mass transit infrastructure that such density supports and is intended to be served by.

Preliminary State Plan Section as Currently Proposed:

I. The State Plan

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE.**

The State Plan recognizes the need for mass transit infrastructure that supports density, as demonstrated in Transportation sub-policy 15. Furthermore, a Transportation element will be added to the State Plan that recognizes the links between land use planning and transportation infrastructure and the importance of utilizing, creating or improving transit facilities where they directly serve areas designated for growth by the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Economic

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

General Comment. RSIS parking and layout requirements are not well suited to urban infill. Redevelopment and infill projects in urban municipalities often require waivers from RSIS. The parking standards should be revised to reflect the conditions specific to urban municipalities where less parking may be warranted due to the availability of mass transit and bicycle and pedestrian facilities and the layout requirements should be amended to better reflect the dense fabric of urban municipalities. As the State encourages redevelopment, infill and mass transit, RSIS standards will continue to be a hindrance to creating urban development fully appropriate to their individual conditions.

Preliminary State Plan Section as Currently Proposed:

I. The State Plan

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE.**

The State's Residential Site Improvement Standards (RSIS) are not within the direct purview of the State Plan Cross-Acceptance process. However, this statewide issue reflects the sentiments of affected local, county and state agency partners. A review of RSIS would provide an opportunity to revisit parking, especially in urban settings served by mass transit. Under the current RSIS, a waiver process is available when meeting the requirements.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Urban, fully built, municipalities in the Metropolitan Planning Area should automatically receive Plan Endorsement.

Creating a mechanism for urban, fully built municipalities to automatically receive Plan Endorsement would allow those municipalities already possessing the characteristics desirable in a center to receive the benefits of Plan Endorsement and use funds for planning initiatives that would have otherwise been put toward obtaining Plan Endorsement.

Preliminary State Plan Section as Currently Proposed:

I. Plan Endorsement

Implementing the State Plan: Plan Endorsement (page 7.)

Section in Existing State Plan:

Plan Endorsement (page 13.)

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

STATEWIDE ISSUE

By virtue of being located in Planning Area 1, it does not necessarily mean a municipality's plans are consistent with the State Plan. Therefore, Plan Endorsement should not be automatic.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Other

County/NE Proposed Change to State Plan Section:

A sub-category should be added to the Metropolitan Planning Area (PA1) designation.

A sub-category should be added to the Metropolitan Planning Area (PA1) to more accurately represent the many of the less urban communities in the Metropolitan Planning Area. The subcategory should include the municipalities consisting of older established communities at or near full build-out, that are focused on preservation/enhancement of existing character and conditions. These communities should not be targeted for intensive development or redevelopment, but should be permitted and encouraged to retain their existing character and development patterns, with future growth to occur at the densities set forth by the respective municipal master plans. Such communities have been engaged in comprehensive planning for over 50 years and have very nearly achieved the vision set forth early in their planning programs. They must now be permitted to preserve and nurture the results of that effort: stable residential neighborhoods on tree-lined streets, attractive town centers, scattered parks and greens, a balance of other land uses – vibrant communities. If subtracted from the Preliminary Plan's anticipations for "intensive redevelopment," these areas may have a substantial impact on the assessment of overall availability of space and opportunity for future growth. Applicable communities are concerned that developers could use the State Plan as a means to force unwanted growth upon a community.

Preliminary State Plan Section as Currently Proposed:

Policies for Planning Areas

Section in Existing State Plan:

Planning Areas: Metropolitan Planning Area (PA1)-Delineation Criteria (page 187.)

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

As currently defined, the Metropolitan (PA1) and Suburban (PA2) encompass both urban environs, as well mature inner ring suburban settings.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

The State Plan should outline in detail how municipalities can best comply with the Goals and Policies related to environmentally sensitive land.

The State Plan should provide an outline of the steps municipalities can take to comply with the Goals and Policies related to protection of environmentally sensitive lands.

Preliminary State Plan Section as Currently Proposed:

Environmentally Sensitive Planning Area (PA5) General Description

NA

Section in Existing State Plan:

Environmentally Sensitive Planning Area (PA5) page 215.

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

STATEWIDE ISSUE.

The State Plan is too general in nature to address the diversity of planning issues around New Jersey. The specific steps that should be taken to protect the resources found in each municipality need to be addressed in a locally specific manner. The appropriate methods will vary dependant upon the resource that needs to be protected and the area of the state in which they are found. These specific methods will be addressed in the Plan Endorsement process where state agencies will work with municipalities to formulate a comprehensive strategy to incorporate environmental protections into the local planning process with appropriate zoning, ordinances, land preservation strategies and design criteria. Methodologies for implementation of a broad range of the goals and policies of the State Plan, including environmental protection, will be addressed in an implementation element in the new State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Pending

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

Housing

Such communities are also concerned that proposed Council on Affordable Housing regulations require initial plan endorsement as a prerequisite to continuing substantive certification. COAH's new rules would require that municipalities demonstrate how zoning regulations will accommodate state imposed (SDRP) growth projections. In essence, communities will be forced to accept growth, even in the event it requires zoning changes to do so zoning changes that may be completely inconsistent with existing development patterns or with the municipal Master Plan. Municipalities having planning documents deemed inconsistent with the State Plan (and its growth projections), stand to lose substantive certification, without which they are subject to builder's remedy lawsuits. Absent municipal acquiescence to the demand for intensive growth, these lawsuits serve to mandate it by judicial intervention.

Preliminary State Plan Section as Currently Proposed:

28 Municipalities and COAH Certification

Relationship of the State Plan to the Council on Affordable Housing (page 10.)

Section in Existing State Plan:

Policy 28: Municipalities and COAH Certification page 139.)

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

The State Development & Redevelopment Plan does not require municipalities to undertake zoning changes. Zoning alterations must be consistent with the recommendations of an adopted local master plan. The Office of Smart Growth is working with COAH to align the rules of the respective agencies in a manner that avoids conflict and recognizes the importance of sound planning by a community to meet its affordable housing obligations.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

An indicator for Goal 3 that measures the concentration of unsafe, underutilized buildings and abandoned vacant parcels per square mile should be included in the State Plan.

Add the following indicator to the above cited section in the Preliminary Plan: Unsafe, underutilized buildings and abandoned vacant parcels per square mile. Also consider Number of census tracts with more than 25% of the housing units exhibiting two or more factors of deterioration.

Preliminary State Plan Section as Currently Proposed:

I. State Planning Goals

Section in Existing State Plan:

Preliminary Plan, Section 2, Statewide Goal Oriented Indicators, Goal 3, Proposed Indicators, Page 17.

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

STATEWIDE ISSUE.

The Preliminary Plan focuses on indicators that have a direct relationship to land use. While there is some difficulty in measuring this type of indicator, the Cross Acceptance process will consider potential changes and adjustments to existing and proposed indicators which will allow for better evaluation of the State Plan.

The Office of Smart Growth is currently assembling a comprehensive list of targets and indicators to include in the State Development and Redevelopment Plan. The list will focus on items that have both relevance to the goals and policies of the state plan and are readily measured and monitored. The list will be made available for review and comment when they are received.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	22
Source:	County Report	Approved by OSG Director	
NE Item No.	22	Preliminary Staff Recommendation:	Pending

General Topic:

County/NE Proposed Change to State Plan Section:

Additional Indicator 8. The generation of solid waste on a per capita and per job base should not be removed from the State Plan.

This Additional Indicator should be retained. Solid waste generation is a direct indicator of the efficiency of resource use. Greater waste requires greater need for waste management, which requires siting of transfer stations and landfill facilities, puts more trucks on state and local roadways, uses more energy, and increases costs to residents, businesses, industries, and governmental entities, statewide. This indicator is directly related to Statewide Policy 13, Energy Resources and its sub-policies and Statewide Policy 14, Waste Management, Recycling and Brownfield's and its sub-policies, specifically, numbers 3, 4, 5, and 7.

Preliminary State Plan Section as Currently Proposed:

I. Statewide Policies

Preliminary Plan, Section 2, Goal 2 Conserve the State's Natural Resources and Systems, page 16.

Section in Existing State Plan:

State Plan, Indicators and Targets, Additional Indicator, page 271.

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE.

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. However, solid waste generation is not closely enough aligned with land use decisionmaking for OSG to track this indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	23
Source:	County Report	Approved by OSG Director	
NE Item No.	23	Preliminary Staff Recommendation:	Pending

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Additional Indicator 7 Economic Output per unit of energy consumed should not be removed from the State Plan.

This Additional Indicator should be retained. The Preliminary Plan states the indicator will be eliminated; however, the indicator relates to far more than transportation and directly responds to Statewide Policy 13, Energy Resources and its sub-policies.

Preliminary State Plan Section as Currently Proposed:

Monitoring, Evaluation and Assessments

Preliminary Plan, Section 2, Goal 3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey, page 17.

Section in Existing State Plan:

State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 271

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

STATEWIDE ISSUE.

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. However, economic output per unit of energy consumed is not closely enough aligned with land use decision-making for OSG to track this indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	24
Source:	County Report	Approved by OSG Director	
NE Item No.	24	Preliminary Staff Recommendation:	Pending

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

Additional indicator 10 "Greenhouse gas emissions" should not be removed from the State Plan.

The Preliminary Plan states that this indicator has little connection to the State Plan or land use; however, greenhouse gas emissions are directly related to Statewide Policy 10, Air Resources and its sub-policies, and Statewide Policy 8, Transportation and its sub-policies

Preliminary State Plan Section as Currently Proposed:

Monitoring, Evaluation and Assessments

Preliminary Plan, Section 2, Goal 2 Conserve the State's Natural Resources and Systems, page 17.

Section in Existing State Plan:

State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 272

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

STATEWIDE ISSUE.

The Office of Smart Growth is working on targets and indicators with the assistance of its consultant to compile and analyze datasets. Upon the results of the analysis, the effectiveness and practicality of retaining this indicator will be better known.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	25
Source:	County Report	Approved by OSG Director	
NE Item No.	25	Preliminary Staff Recommendation:	Pending

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Additional Indicator 26 Percent of land in New Jersey covered by adopted watershed management plans should not be removed from the State Plan.

This Additional Indicator should be retained. Watershed planning, and therefore this indicator, is directly related to Statewide Policy 11, Water Resources. It is a crucial element of natural resource planning that crosses municipal lines and offers much-needed opportunity for the kind of regional planning that the SDRP advocates. Towns and cities contributing to downstream water bodies need to understand the impacts and take part in the planning processes that will protect the State's water resources

Preliminary State Plan Section as Currently Proposed:

Monitoring, Evaluation and Assessments

State Plan, Monitoring Evaluation and Assessments, Indicators and Targets,

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE.

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. While discussion of watershed management planning is worthy of inclusion in the State Plan, this indicator is a process-based indicator that is not a useful way of guiding land use decision making.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	26
Source:	County Report	Approved by OSG Director	
NE Item No.	26	Preliminary Staff Recommendation:	Pending

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Additional Indicator 13 Changes in Toxic Chemical Use and Waste Generation in New Jersey's Manufacturing Sector should not be removed from the State Plan.

The Additional Indicator should be retained. The Preliminary Plan states that this indicator has no link to land use or the State Plan; however, this indicator has everything to do with state planning and land use. As in the case of solid waste, generation of toxic and/or hazardous waste is a direct indicator of efficiency in resource use. Less waste means greater efficiency, which translates to lower business costs and greater profit for NJ industries. Less toxic waste means far less difficulty and lower cost in transportation, storage, and disposal of the waste stream. This includes the extremely sensitive land use issue of siting facilities that use, process, store, treat, transport, and/or dispose of toxic and/or hazardous materials. The State Plan must encourage use of non-toxic, non-hazardous substitutes, recycling of waste stream materials via industrial ecology, pollution prevention, and reductions in transport. The Additional Indicator should be retained. The Preliminary Plan states that this indicator has no link to land use or the State Plan; however, this indicator has everything to do with state planning and land use. As in the case of solid waste, generation of toxic and/or hazardous waste is a direct indicator of efficiency in resource use. Less waste means greater efficiency, which translates to lower business costs and greater profit for NJ industries. Less toxic waste means far less difficulty and lower cost in transportation, storage, and disposal of the waste stream. This includes the extremely sensitive land use issue of siting facilities that use, process, store, treat, transport, and/or dispose of toxic and/or hazardous materials. The State Plan must encourage use of non-toxic, non-hazardous substitutes, recycling of waste stream materials via industrial ecology, pollution prevention, and reductions in transport.

Preliminary State Plan Section as Currently Proposed:

Preliminary Plan, Section 2, Goal 4 Protect the Environment, page 19.

Section in Existing State Plan:

State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 272.

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

STATEWIDE ISSUE.

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. While discussion of watershed management planning is worthy of inclusion in the State Plan, this indicator is a process-based indicator that is not a useful way of guiding land use decision making.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Given the increasing population, Target 15 must call for a reduction in VMT per capita merely to retain roadway congestion at its current unacceptable level.

The Plan should identify the VMT per capita reduction needed to reduce congestion statewide and the figure must incorporate increasing population projections.

Preliminary State Plan Section as Currently Proposed:

Monitoring, Evaluation and Assessments

Preliminary Plan Section 2, Goal 5 Provide Public Services at a Reasonable Cost, page 19.

Section in Existing State Plan:

State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 273.

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

STATEWIDE ISSUE.

The Office of Smart Growth is working on targets and indicators with the assistance of its consultant to compile and analyze datasets. Upon the results of the analysis, the effectiveness and practicality of retaining this indicator will be better known.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	28
Source:	County Report	Approved by OSG Director	
NE Item No.	28	Preliminary Staff Recommendation:	Pending

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

The Target for Indicator 8, which calls for a per capita reduction in generation of solid waste, should be specific.

While any reduction is admirable, the target should determine the reduction needed to reduce overall solid waste generation for New Jersey, with anticipated increases in population incorporated.

Preliminary State Plan Section as Currently Proposed:

Monitoring, Evaluation and Assessments

State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 271.

Section in Existing State Plan:

Preliminary Plan, Section 2, Goal 2 Conserve the State's Natural Resources and Systems, page 16.

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

STATEWIDE ISSUE.

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. However, solid waste generation is not closely enough aligned with land use decisionmaking for OSG to track this indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	31
Source:	County Report	Approved by OSG Director	
NE Item No.	31	Preliminary Staff Recommendation:	Pending

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

An additional indicator and target should be used to measure time and productivity losses due to traffic congestion.

Add the following Additional Indicator: Time and productivity losses due to traffic congestion. Target: Reduce such losses to a fraction of current levels.

Preliminary State Plan Section as Currently Proposed:

B. The degree to which the rate of increase or decrease in Non-Single Occupancy Vehicle (SOV) targets, defined by State Planning Area and New Jersey Transit's Transit Score Area, is attained throughout the State.

Preliminary Plan, Section 2, Goal 5 Provide Public Services at a Reasonable Cost, page 19.

Section in Existing State Plan:

State Plan, Indicators and Targets, Additional Indicators, Infrastructure, page 273.

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

While time and productivity losses due to traffic delays are significant, there exists no reliable measurement for capturing all of the delays and their associated losses in time and productivity.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	32
Source:	County Report	Approved by OSG Director	
NE Item No.	32	Preliminary Staff Recommendation:	Pending

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Key Indicator 3 should be amended to strive for a higher water quality. Percent of New Jersey's waterways that not only support aquatic life, but support plentiful aquatic life that is fit for human consumption.

Revise Key Indicator 3 to read Percent of New Jersey's waterways that not only support aquatic life, but support plentiful aquatic life that is fit for human consumption. Provide an additional Target stating, Residents can eat the fish from NJ rivers, streams, estuaries, and coastal waterways; shellfish recover and can be sustainably harvested from NJ bays and estuaries.

Preliminary State Plan Section as Currently Proposed:

C. Percent of New Jersey's Streams that Support Aquatic Life (Key Indicator 3).

Preliminary Plan, Section 2, Goal 4 Protect the Environment,

Section in Existing State Plan:

County Name: Essex County Indicators and Targets, Key Indicator 3, page 266

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

STATEWIDE ISSUE.

The health of the state's waterways and the aquatic life those waterways support are important to track. However, we are currently considering dropping this indicator as the data available throughout the state is of questionable use as a broad-based measure of actual conditions. Expanding the definition of this indicator as suggested will not overcome the limitations of the data nor will make it more applicable as a useful indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	33
Source:	County Report	Approved by OSG Director	
NE Item No.	33	Preliminary Staff Recommendation:	Pending

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

An additional indicator and target should be used to measure the ratio of consumption and use of the State water supply.

Add the following Additional Indicator: Consumption of state water supply for human needs. Add the following related Target: The rate of natural replenishment of ground water aquifers and surface water supplies exceeds the rate of consumption for all human purposes (i.e., industrial, agricultural, and drinking water) (include a safety factor built in to account for conditions of long-term drought).

Preliminary State Plan Section as Currently Proposed:

Preliminary Plan, Section 2, conserve the State's Natural Resources and Systems, page 16.

Section in Existing State Plan:

State Plan, Indicators and Targets, Additional Indicators, Environmental, page 271.

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

STATEWIDE ISSUE.

While an important issue, the suggested indicator may not be the best way to measure progress towards balancing water supply and demand.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ESSEX COUNTY	OSG Item No.	34
Source:	County Report	Approved by OSG Director	
NE Item No.	34	Preliminary Staff Recommendation:	Pending

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

An Additional Indicator and Target should be used to measure the protection of New Jersey steep slope and ridgeline areas.

Add the following Additional Indicator: Percentage of New Jersey steep slope and ridgeline areas designated PA5 and protected by local ordinances that limit development and preclude development on ridgelines. Add the following related Target: 100% of New Jersey critical slope and ridgeline areas designated PA5 Environmentally Sensitive Planning Areas are protected by slope/ridgeline ordinances.

Preliminary State Plan Section as Currently Proposed:

– Preliminary Plan, Section 2, Conserve the State's Natural Resources and Systems, page 16

Section in Existing State Plan:

State Plan, Indicators and Targets, Additional Indicators, Environmental, page 271

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

STATEWIDE ISSUE.

Most steep slope and ridgeline areas are too small and specific to be located within an isolated PA5, though many areas could be mapped locally as CES areas. However, we do recognize special planning areas such as the Highlands where there is regional significance. Ultimately, protection of local environmentally sensitive areas, such as areas of steep slopes, is an obligation of a local municipality. Raising awareness of the importance of appropriately protecting steep slopes by local actions is a legitimate goal.