



Joseph N. DiVincenzo Jr.
County Executive

ESSEX COUNTY NEGOTIATING AGENDA

December 16, 2004

PREPARED FOR
ESSEX COUNTY PLANNING BOARD

PREPARED BY



Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects

NJOSG Planning Policy Amendment Document

County Name: Essex County

Issue # 1 – The State Plan should declare the Metropolitan Planning Area the most important to sustain/restore economic growth.

State Plan Citation – State Plan, Statewide Policy 3 Economic Development, Policy 10 Economic Targeting, page 127.

Alternative – 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.”

Issue # 2 – Urban, fully built, municipalities in the Metropolitan Planning Area should automatically receive Plan Endorsement. Many urban municipalities are ideal candidates as they are centers, but do not have the money or available expertise to undergo the Plan Endorsement process.

State Plan Citation – State Plan, Centers, page 14. Preliminary Plan, page 7.

Alternative – 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.

Issue # 3 – A sub-category should be added to the Metropolitan Planning Area (PA1) designation.

State Plan Citation – State Plan, Planning Areas, Metropolitan Planning Area (PA1), page 187

Alternative – 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. 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

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– 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.

Issue # 4 – Most Essex County municipalities found the NJTPA February 2003 adopted projections to be inaccurate. The June 2004 projections, which were released to Essex County upon request, while found to be more accurate due to a better reflection of the municipalities’ fully built nature, were still not deemed appropriate for all Essex municipalities. In addition, to comments on the accuracy of the figures, the overwhelming response to these NJTPA projections was that the municipalities do not have the information necessary, expertise, or funding to perform an adequate assessment for accuracy or produce viable alternative population and/or employment projections. Municipalities are particularly concerned with the accuracy of the projections due to the fact that they will be the basis for municipal growth share projections given the presumption of validity by the Council on Affordable Housing.

State Plan Citation – Preliminary Plan, Section 6, Population and Employment Projections

Alternative – 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.

Issue # 5 – The State Plan should outline how municipalities can best comply with the Goals and Policies related to affordable housing.

State Plan Citation – State Plan, Goal 6, Strategy, page 79.

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

Issue # 6 – The State Plan should outline in detail how municipalities can best comply with the Goals and Policies related to environmentally sensitive land.

State Plan Citation – State Plan, Goal 7, Strategy, page 87.

Alternative – 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.

Issue # 7 – 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.

State Plan Citation – Summary of Public Investment Priorities, page 117.

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

Issue # 8 – The State Plan Policy Map should show Cores and Nodes.

State Plan Citation – Preliminary Plan Policy Map

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

Issue # 9 – 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*.” 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*.

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

Alternative – 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.

Issue # 10 – The State Plan should provide more guidance as to the appropriate size of Nodes.

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

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

Issue # 11 – The State Plan should give brownfield remediation support high priority for funding and planning efforts.

State Plan Citation – State Plan, Statewide Policy 14, Waste Management, Recycling and Brownfields, Brownfields and Contaminated Sites, page 159.

Alternative – Revise Policy 8 of Statewide Strategy 14, to state, “Give *high* priority for public resources and

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assistance to communities with Brownfield redevelopment strategies consistent with neighborhood and municipal plans.”

Issue # 12 – 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.

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

Alternative – 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.

Issue # 13 – The State Plan should target redeveloping communities as critical areas that need investment in human capital and supporting resources to facilitate career-oriented planning.

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

Alternative – 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.

Issue # 14 – The State Plan should include redeveloping economies in the definition of “Smart Growth”.

State Plan Citation – Preliminary Plan, Section 5, page 30.

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

Issue # 15 – 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.

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

Alternative – 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.”

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

Alternative – “Open space linkages” should be added to the last bullet in this Policy, therefore stating

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“parks, plazas, public spaces, and open space linkages in urban areas that enhance community character and support redevelopment efforts.”

Issue # 16 – 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.

State Plan Citation – None

Alternative – 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.

Issue # 17 – Cedar Grove is concerned that its PA5 Environmentally Sensitive Planning areas have been labeled as falling within sewer service areas. While technically correct, the Township emphasizes that these areas remain environmentally sensitive and are not suited to intensive development or redevelopment, by any means.

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

Alternative – 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.

Issue # 18 – 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.

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

Alternative –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.

Issue # 19 – 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.

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

Alternative – Add the following indicator to the above cited section in the Preliminary Plan: “Unsafe,

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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”.

Issue # 20 – Additional Indicator 8 “The generation of solid waste on a per capita and per job base” should not be removed from the State Plan.

State Plan Citation – Preliminary Plan, Section 2, Goal 2 Conserve the State’s Natural Resources and Systems, page 16. State Plan, Indicators and Targets, Additional Indicator, page 271.

Alternative – 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 Brownfields and its sub-policies, specifically, numbers 3, 4, 5, and 7.

Issue # 21 – Additional Indicator 7 “Economic Output per unit of energy consumed” should not be removed from the State Plan.

State Plan Citation – Preliminary Plan, Section 2, Goal 3 Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey, page 17. State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 271

Alternative – 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.

Issue # 22 –Additional Indicator 10 “Greenhouse gas emissions” should not be removed from the State Plan.

State Plan Citation – Preliminary Plan, Section 2, Goal 2 Conserve the State’s Natural Resources and Systems, page 17. State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 272

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

Issue # 23 – Additional Indicator 26 “Percent of land in New Jersey covered by adopted watershed management plans” should not be removed from the State Plan.

State Plan Citation – State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 275

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Alternative – 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.

Issue # 24 – 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.

State Plan Citation – Preliminary Plan, Section 2, Goal 4 Protect the Environment, page 19. State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 272

Alternative – 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, storage, and disposal of hazardous and toxic substances. Such practices lower costs to businesses, governments, and consumers, reduce opportunity for widespread negative impacts from terrorist attack, reduce the need to site undesirable land uses, reduce opportunity for deleterious environmental and health impacts due to emissions, spills, accidents (including transport incidents), and handling exposure, and reduce the potential for creation of future brownfield sites – the clean-up and reuse of which, requires massive expenditures typically derived from non-responsible parties, including New Jersey taxpayers. (See Economic Indicator 4: Percent of Brownfield Sites Redeveloped.) By inclusion of this indicator with targets for reductions in use and generation of hazardous and/or toxic materials, the State Plan encourages the innovations in product development, waste recycling, and pollution prevention that will not only make for a safer, healthier New Jersey, but will provide jobs, reduce costs, and boost our economy. The indicator should be updated to reflect that "hazardous" and "toxic" substances describe two different categories of materials, each having its own technical definition. It is essential that the indicator include both.

Issue # 25 – The Target for Indicator 15 calls for vehicle miles traveled (VMT) per capita to remain constant through 2020. 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.

State Plan Citation – Preliminary Plan Section 2, Goal 5 Provide Public Services at a Reasonable Cost, page 19. State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 273.

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

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Issue # 26 – The Target for Indicator 8, which calls for a per capita reduction in generation of solid waste, should be specific.

State Plan Citation – Preliminary Plan, Section 2, Goal 2 Conserve the State's Natural Resources and Systems, page 16. State Plan, Monitoring Evaluation and Assessments, Indicators and Targets, Additional Indicator, page 271.

Alternative – 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.

Issue # 27 – An Additional Indicator and Target should be used to determine if new development is being served by mass transit systems.

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

Alternative – Add the following Additional Indicator: New development, population, and employment located proximate and with convenient access to safe, reliable, readily available mass transit systems. Add the following associated Target: 100% of new growth is served by readily available, safe, reliable, mass transit systems.

Issue # 28 – An Additional Indicator and Target should be used to measure state support of mass transit systems.

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

Alternative – 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.

Issue # 29 – An additional indicator and target should be used to measure time and productivity losses due to traffic congestion.

State Plan Citation – Preliminary Plan, Section 2, Goal 5 Provide Public Services at a Reasonable Cost, page 19. State Plan, Indicators and Targets, Additional Indicators, Infrastructure, page 273

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

Issue # 30 – 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*.

State Plan Citation – Preliminary Plan, Section 2, Goal 4 Protect the Environment, page 18. State Plan,

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Indicators and Targets, Key Indicator 3, page 266

Alternative – 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.”

Issue # 31– An additional indicator and target should be used to measure the ratio of consumption and use of the State water supply.

State Plan Citation – Preliminary Plan, Section 2, Conserve the State’s Natural Resources and Systems, page 16. State Plan, Indicators and Targets, Additional Indicators, Environmental, page 271

Alternative – 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).

Issue # 32 – An Additional Indicator and Target should be used to measure the protection of New Jersey steep slope and ridgeline areas.

State Plan Citation – Preliminary Plan, Section 2, Conserve the State’s Natural Resources and Systems, page 16. State Plan, Indicators and Targets, Additional Indicators, Environmental, page 271

Alternative – 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.

Issue # 33 – 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.

Issue # 34 – 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

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County Name: Essex County

supports and is intended to be served by.

Issue # 35 – 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.

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County Name: Essex County
OSG Quadrangle Number: 40
U.S.G.S Quad. Name: Caldwell

Amendment # 1 Planning Area ☒ Center ☐ CE/HS ☐ C/N ☐
Hilltop Property change from Urban Complex

Reason for Change: The "Hilltop Property" is incorrectly identified as an Urban Complex¹.

Source: Essex County

Amendment # 2 Planning Area ☒ Center ☐ CE/HS ☐ C/N ☐
West Orange Environmentally Sensitive Planning Area

Reason for Change: The Environmentally Sensitive Planning Area designation on the First Mountain should be consistent throughout the entire ridge of the Mountain; currently there is no Environmentally Sensitive Planning Area designation along the mountain through West Orange.

Source: West Orange Engineering Department

Amendment # 3 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
South Orange Village Historic District

Reason for Change: The municipally designated historic district is not shown on the Preliminary Policy Map.

Source: South Orange Village Municipal Planner

Amendment # 4 Planning Area ☐ Center ☐ CE/HS ☐ C/N ☐
Remove the railroad designation in Verona

Reason for Change: The railroad is no longer located in Verona

Source: Verona Township Engineer

Amendment # 5 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Hilltop Critical Environmental Site

Reason for Change: The Hilltop Reservation in Cedar Grove Township, designated Parks and Natural Areas in the Preliminary State Policy Map, should also be designated as a Critical Environmental Site due to its location in a Township Wellhead Protection Area and areas of steep slopes and wetlands.

Source: Cedar Grove Township Planner

¹ The Office of Smart Growth previously confirmed this as a mapping error; revised Quad maps should reflect the revision.

NJOSG Map Amendment Document

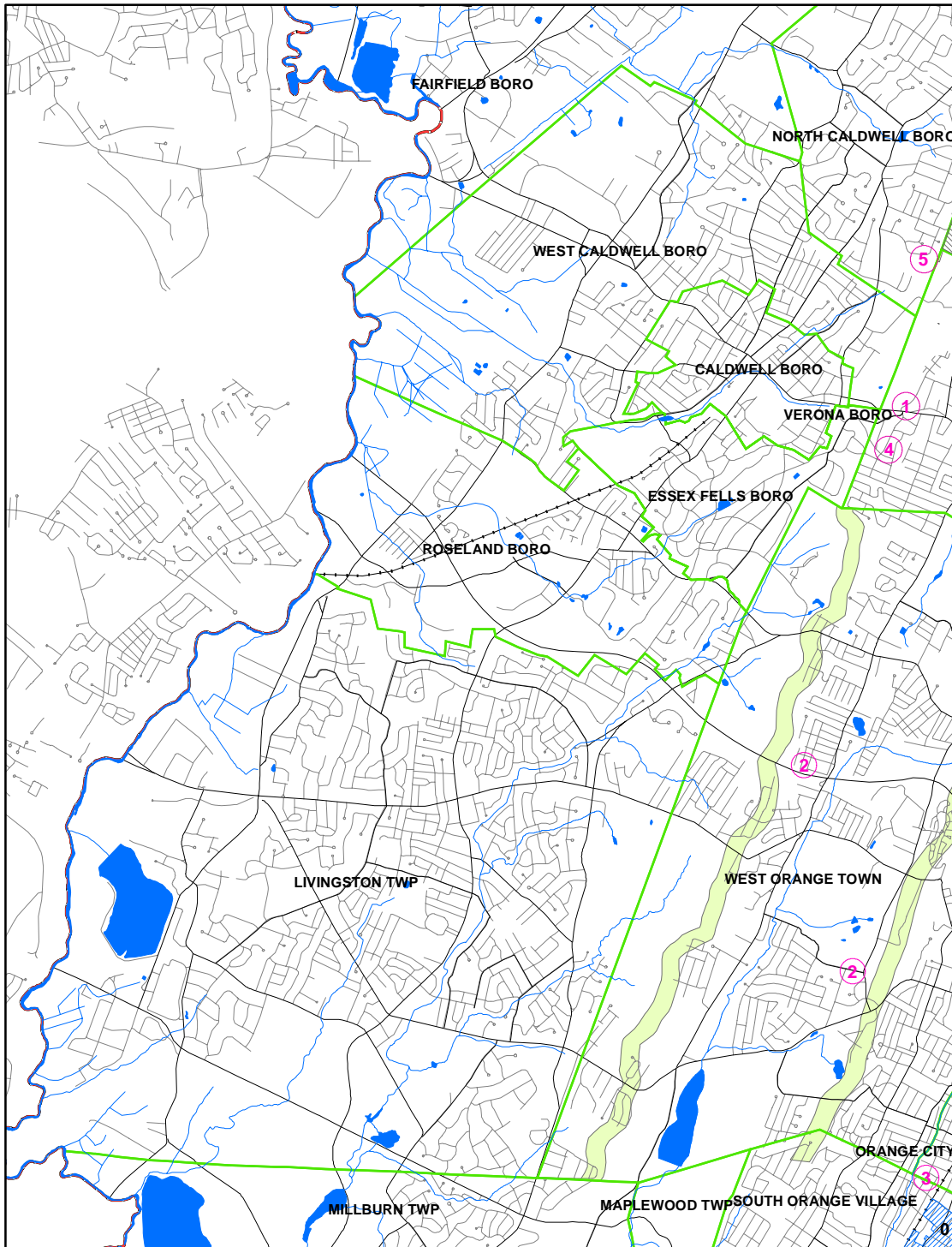
County Name: Essex County
OSG Quadrangle Number: 40
U.S.G.S Quad. Name: Caldwell

Amendment # 6 Planning Area ☒Center ☐ CE/HS ☐ C/N ☐
Hilltop Property

Reason for Change: The change in designation of the Hilltop property from Environmentally Sensitive Planning Area to Metropolitan Planning Area, as shown on the Preliminary Policy Map, is not supported by Cedar Grove Township. It has been stated that the area is not appropriate for the intensive development/redevelopment anticipated for the PA1 Metropolitan Planning Areas, nor for the fast-track approval process. Such development would directly and negatively affect immediately adjoining properties. Since nothing has altered the environmental sensitivity of the properties at issue, since the properties are part and parcel to the Hilltop Redevelopment Planning initiative – a regional, cooperative planning endeavor involving Cedar Grove and other surrounding municipalities, and since Cedar Grove officials have indicated they do not support and did not request the Planning Area changes, the land in question should remain designated as a PA5 Environmentally Sensitive Planning Area. This recommendation pertains to land area only in Verona and North Caldwell since the Hilltop property lands in Cedar Grove are designated Parks and Natural Areas and Environmentally Sensitive Planning Area. This map amendment is not shown on the accompanying map because the affected municipalities have not agreed to this recommendation.

Source: Township of Cedar Grove

ESSEX COUNTY PROPOSED MAP AMENDMENTS



LEGEND



ESSEX COUNTY BOUNDARY



MUNICIPAL BOUNDARIES



CRITICAL ENVIRONMENTAL SITE



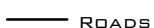
WATER



HISTORICAL & CULTURAL DISTRICT



HISTORIC SITES



ROADS

1 INCH EQUALS 6000 FEET

CALDWELL, NJ 40



SUBURBAN PLANNING AREA



ENV. SENSITIVE PLANNING AREA



PROPOSED MAP AMENDMENTS

0 6,250 12,500 25,000 Feet

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County Name: Essex County
OSG Quadrangle Number: 41
U.S.G.S Quad. Name: Orange, NJ

Amendment # 1 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Montclair "Town Center" Historic District

Reason for Change: The municipally designated historic district is not shown on the Preliminary Policy Map.

Source: New Jersey Register of Historic Places, Municipal Master Plan, and Municipal Zoning Ordinance

Amendment # 2 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Glen Ridge Historic District

Reason for Change: The historic district is mistakenly labeled as a Critical Environmental Site.

Source: New Jersey Register of Historic Places, Municipal Master Plan, and Municipal Zoning Ordinance

Amendment # 3 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Bloomfield Historic Sites on the National Register of Historic Places

Reason for Change: Designated historic sites are not shown on the Preliminary Policy Map.

Source: New Jersey Register of Historic Places, Municipal Master Plan, and Municipal Zoning Ordinance

Amendment # 4 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Bloomfield Historic District

Reason for Change: Designated historic district is not shown on the Preliminary Policy Map.

Source: New Jersey Register of Historic Places, Municipal Master Plan, and Municipal Zoning Ordinance

Amendment # 5 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Bloomfield Historic Buildings

Reason for Change: Designated historic sites are not shown on the Preliminary Policy Map.

Source: New Jersey Register of Historic Places, Municipal Master Plan, and Municipal Zoning Ordinance

Amendment # 6 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Bloomfield Historic Sites without buildings

Reason for Change: Designated historic sites are not shown on the Preliminary Policy Map.

Source: New Jersey Register of Historic Places, Municipal Master Plan, and Municipal Zoning Ordinance

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County Name: Essex County
OSG Quadrangle Number: 41
U.S.G.S Quad. Name: Orange, NJ

Amendment # 7 Planning Area ☐Center ☐CE/HS ☒ C/N ☐
Newark Historic Districts

Reason for Change: Designated historic sites are not shown on the Preliminary Policy Map.

Source: Municipal Master Plan

Amendment # 8 Planning Area ☒Center ☐ CE/HS ☐ C/N ☐
Hilltop Property change from Urban Complex

Reason for Change: The "Hilltop Property" is incorrectly identified as an Urban Complex.

Source: Essex County

Amendment # 9 Planning Area ☒Center ☐ CE/HS ☐ C/N ☐
South Orange Village Historic District

Reason for Change: The municipally designated historic district is not shown on the Preliminary Policy Map.

Source: South Orange Village Municipal Planner

Amendment # 10 Planning Area ☐Center ☐ CE/HS ☒C/N ☐
Peckman River Corridor in Cedar Grove

Reason for Change: The Peckman River corridor and its associated floodplain should be designated as a Critical Environmental Site.

Source: Flood Insurance Map

Amendment # 11 Planning Area ☐Center ☐ CE/HS ☐ C/N ☐
Remove the railroad designation in Verona

Reason for Change: The railroad is no longer located in Verona.

Source: Verona Engineering Department

Amendment # 12 Planning Area ☒Center ☐ CE/HS ☐ C/N ☐
The First Watchung Mountain should not be designated Environmentally Sensitive Planning Area.

Reason for Change: Verona feels that the First Watchung Mountain is incorrectly designated Environmentally Sensitive Planning Area and would be more appropriate as Metropolitan Planning Area with Critical Environmental Site designations in key areas. However, the Township has not provide specific

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County Name: Essex County
OSG Quadrangle Number: 41
U.S.G.S Quad. Name: Orange, NJ

information for this map revision to the State as they feel the State should be responsible for Policy Map revisions that better reflect existing conditions.

Source: Verona Township

Amendment # 13 Planning Area ☒Center ☐ CE/HS ☐ C/N ☐
West Orange Environmentally Sensitive Planning Area

Reason for Change: The Environmentally Sensitive Planning Area designation on the First Mountain should be consistent throughout the entire ridge of the Mountain; currently there is no Environmentally Sensitive Planning Area designation along the mountain through West Orange.

Source: West Orange Engineering Department

Amendment # 14 Planning Area ☐Center ☐ CE/HS ☒C/N ☐
Newark Reservoir

Reason for Change: Newark Reservoir should be designated as a Critical Environmental Site.

Source: Cedar Grove Cross-acceptance Questionnaire

Amendment # 15 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Hilltop Critical Environmental Site

Reason for Change: The Hilltop Reservation in Cedar Grove Township, designated as Parks and Natural Areas in the Preliminary State Policy Map, should also be designated as a Critical Environmental Site due to its location in a Township Wellhead Protection Area and areas of steep slopes and wetlands.

Source: Cedar Grove Township Planner

Amendment # 16 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Mills Reservation Critical Environmental Site

Reason for Change: The Mills Reservation in Cedar Grove Township, designated as Parks and Natural Areas in the Preliminary State Policy Map, should also be designated as a Critical Environmental Site due to its location in a Township Wellhead Protection Area and areas of steep slopes and wetlands.

Source: Cedar Grove Township Planner

Amendment # 17 Planning Area ☒Center ☐ CE/HS ☐C/N ☐
Hilltop Property

Reason for Change: The change in designation of the Hilltop property from Environmentally Sensitive Planning Area to Metropolitan Planning Area, as shown on the Preliminary Policy Map, is not supported by

NJOSG Map Amendment Document

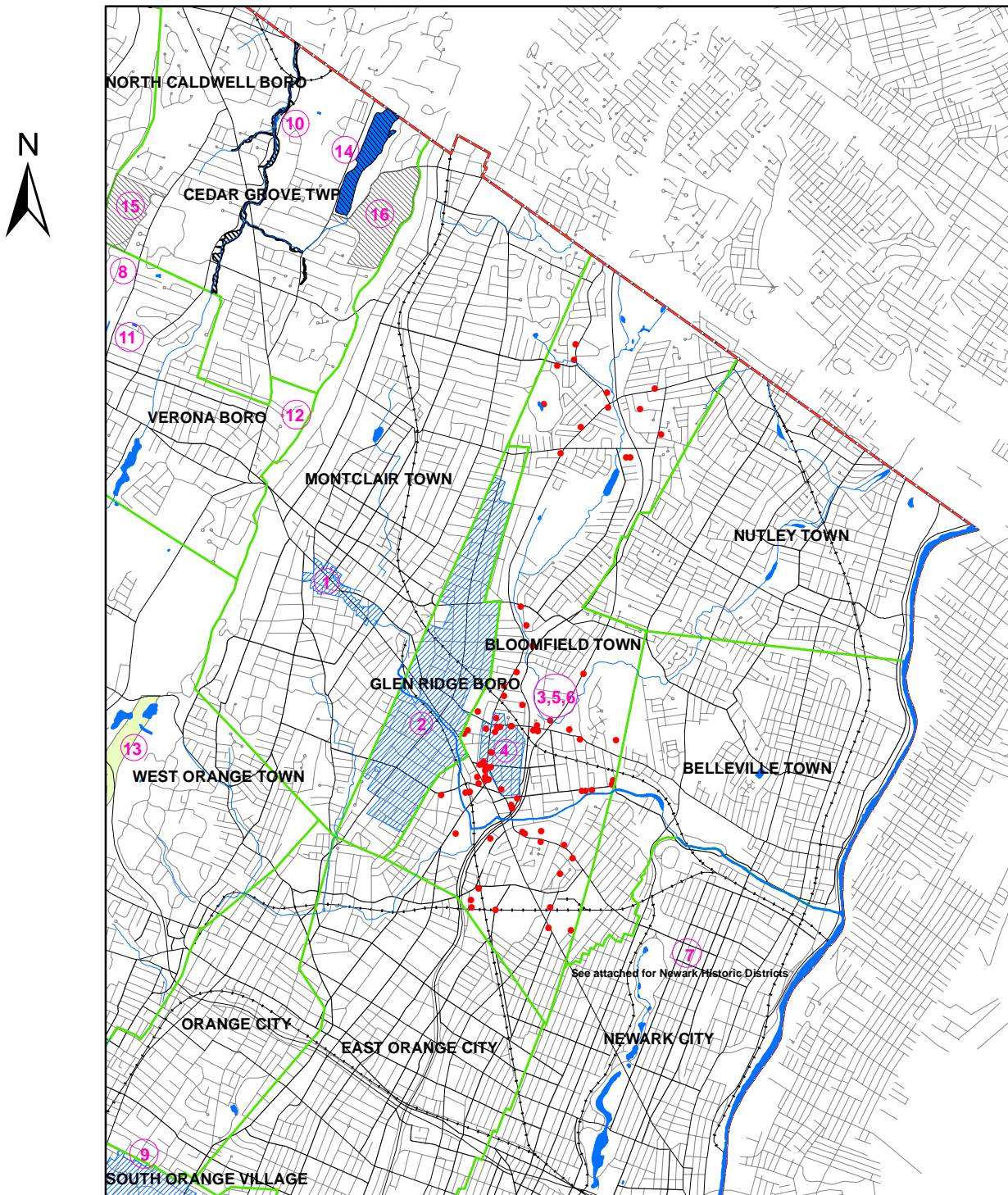
County Name: Essex County
OSG Quadrangle Number: 41
U.S.G.S Quad. Name: Orange, NJ

Cedar Grove Township. It has been stated that the area is not appropriate for the intensive development/redevelopment anticipated for the PA1 Metropolitan Planning Areas, nor for the fast-track approval process. Such development would directly and negatively affect immediately adjoining properties. Since nothing has altered the environmental sensitivity of the properties at issue, since the properties are part and parcel to the Hilltop Redevelopment Planning initiative – a regional, cooperative planning endeavor involving Cedar Grove and other surrounding municipalities, and since Cedar Grove officials have indicated they do not support and did not request the Planning Area changes, the land in question should remain designated as a PA5 Environmentally Sensitive Planning Area. This recommendation pertains to land area only in Verona and North Caldwell since the Hilltop property lands in Cedar Grove are designated Parks and Natural Areas and Environmentally Sensitive Planning Area. This map amendment is not shown on the accompanying map because the affected municipalities have not agreed to this recommendation.

Source: Township of Cedar Grove

Amendment # 6 Planning Area ☒Center ☐CE/HS ☐C/N ☐

ESSEX COUNTY PROPOSED MAP AMENDMENTS



LEGEND

- ESSEX COUNTY BOUNDARY
- MUNICIPAL BOUNDARIES
- CRITICAL ENVIRONMENTAL SITE
- WATER

 HISTORICAL & CULTURAL DISTRICT

● HISTORIC SITES

ROADS

1 INCH EQUALS 6000 FEET

0 6,000 12,000 24,000 Feet

**ORANGE, NJ
41**

- SUBURBAN PLANNING AREA
- ENV. SENSITIVE PLANNING AREA
- 1 PROPOSED MAP AMENDMENTS

12/16/2004

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NJOSG Map Amendment Document

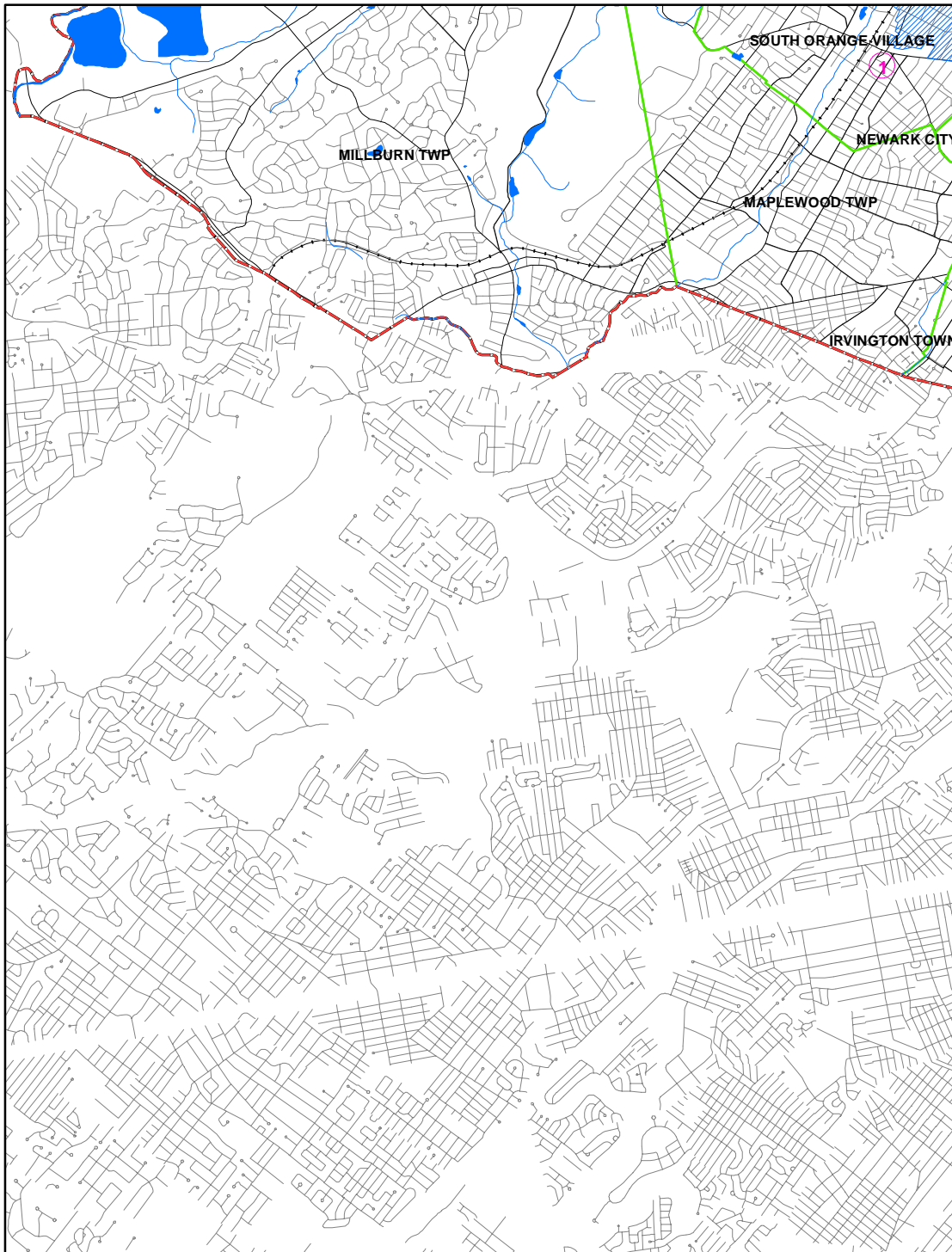
County Name: Essex County
OSG Quadrangle Number: 51
U.S.G.S Quad. Name: Roselle

Amendment # 1 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
South Orange Village Historic District

Reason for Change: The municipally designated historic district is not shown on the Preliminary Policy Map.

Source: South Orange Village Municipal Planner

ESSEX COUNTY PROPOSED MAP AMENDMENTS



LEGEND



ESSEX COUNTY BOUNDARY



MUNICIPAL BOUNDARIES



CRITICAL ENVIRONMENTAL SITE



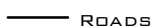
WATER



HISTORICAL & CULTURAL DISTRICT



HISTORIC SITES



ROADS

1 INCH EQUALS 6000 FEET

0 6,250 12,500 25,000 Feet

ESSEX COUNTY, NEW JERSEY

ROSELLE, NJ
51



SUBURBAN PLANNING AREA



ENV. SENSITIVE PLANNING AREA



PROPOSED MAP AMENDMENTS

12/16/2004

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NJOSG Map Amendment Document

County Name: Essex County
OSG Quadrangle Number: 52
U.S.G.S Quad. Name: Elizabeth

Amendment # 1 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
Newark Historic Districts

Reason for Change: Designated historic sites are not shown on the Preliminary Policy Map.

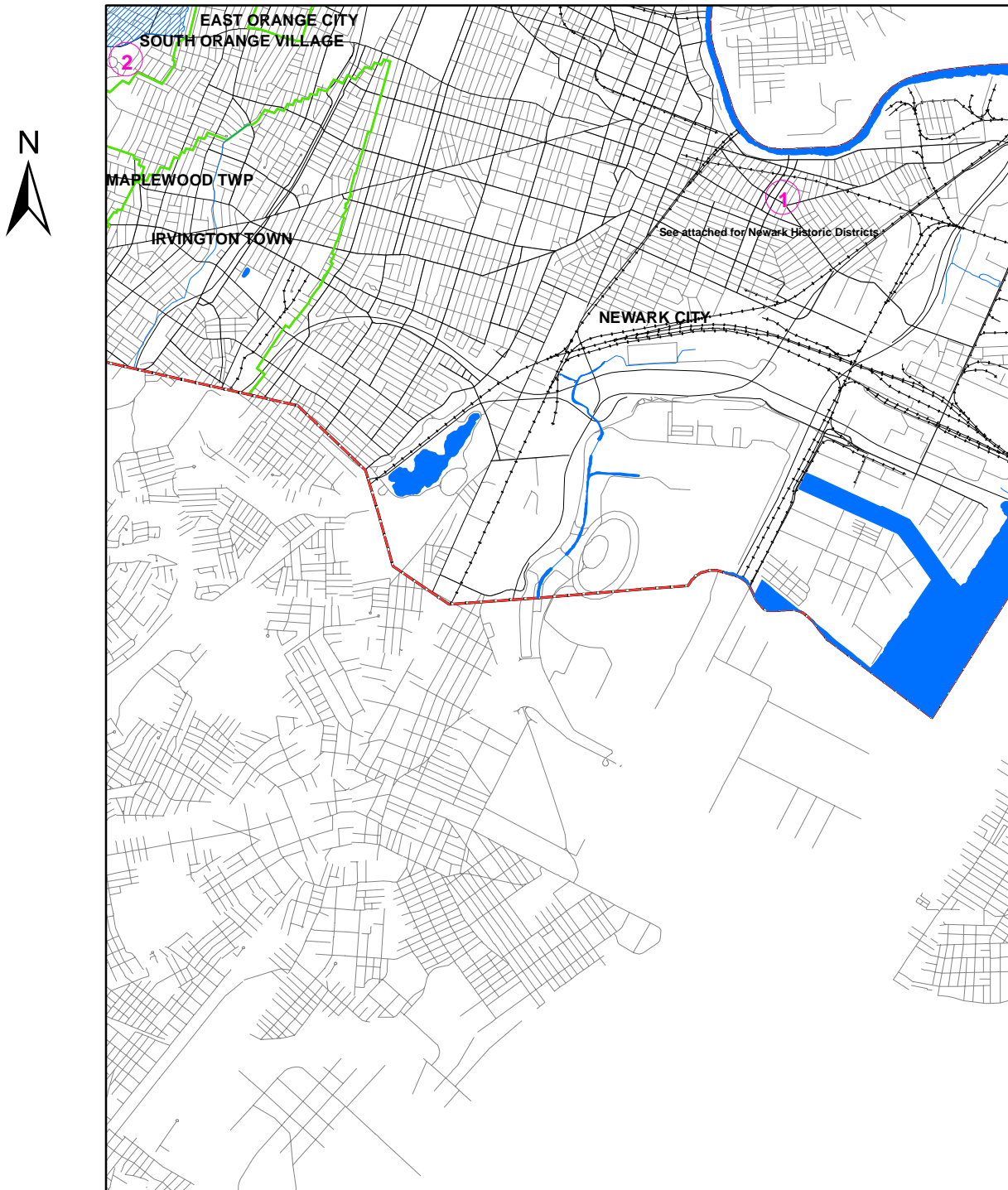
Source: Municipal Master Plan (see attached list of Newark historic sites and districts)

Amendment # 2 Planning Area ☐ Center ☐ CE/HS ☒ C/N ☐
South Orange Village Historic District





Reason for Change: The municipally designated historic district is not shown on the Preliminary Policy Map.

Source: South Orange Village Municipal Planner




ESSEX COUNTY PROPOSED MAP AMENDMENTS



LEGEND

-  ESSEX COUNTY BOUNDARY
-  MUNICIPAL BOUNDARIES
-  CRITICAL ENVIRONMENTAL SITE
-  WATER

ESSEX COUNTY, NEW JERSEY

-  HISTORICAL & CULTURAL DISTRICT
-  HISTORIC SITES
-  ROADS

1 INCH EQUALS 6000 FEET

0 6,000 12,000 24,000 Feet

ELIZABETH, NJ-NY 52

-  PROPOSED MAP AMENDMENTS

12/16/2004

NJNCAD\ESSEX\XACCEPTANCE\ELIZABETH52.MXD

APPENDIX C

List of Historic Landmark Sites in Newark

Number	Resource Name ¹	Location	Listed ²	Comments
1	Ahavas Shalom Synagogue	145 Broadway	2000-12-03	
2	Ballantine Mansion (a.k.a. John Ballantine House)	43-49 Washington Street	1973-10-02	Now used as Newark Museum
3	Belleville Avenue Congregational Church (a.k.a. Clinton Memorial A.M.E. Zion Church)	151 Broadway	1986-08-03	Built 1874, originally
4	Bethany Baptist Church (a.k.a. Cornerstone Baptist Church)	117 W. Market Street	1989-05-10	Demolished ca. 1992
5	Branch Brook Park	24-124 Clifton Avenue	1981-01-12	Built 1895, including Ballantine Parkway Gatehouse
6	Broad Street Railroad Station (a.k.a. Delaware Lackawanna & Western Railroad Station)	Broad St. and University Ave.	1984-05-22	Built 1903, Operating Passenger Railroad Station—NJ Transit
7	Catedral Evangelica Reformada (a.k.a. First Reformed Church)	27 Lincoln Park at Halsey Street	1972-10-25	Built 1873
8	Cathedral of the Sacred Heart (a.k.a. Sacred Heart Cathedral Basilica)	89 Ridge Street	1976-12-22	Built 1898-1954
9	Clark Mansion (a.k.a. William Clark House)	346 Mt. Prospect Avenue	1977-11-10	Built 1880, now North Ward Center
10	Dock Bridge	Spans Passaic River at City Dock Street	1980-10-03	Serves the Amtrak Northeast Corridor Line

NOTES:

- 1 Landmark resources are listed according to their historic names as included on the State Register of Historic Places.
- 2 Dates indicated are listing dates from the National Register of Historic Places.

a.k.a. = also known as

Source: Directory of Landmark Sites and Historic Districts in Newark, New Jersey, Department of Economic and Housing Development, August 27, 2003

2004 Essex County Council Development Committee, August 27, 2003
December 16, 2004

APPENDIX C (continued)

Number	Resource Name ¹	Location	Listed ²	Comments
11	Essex Club	52 Park Place	1991-02-22	Built 1928, now New Jersey Historical Society
12	Essex County Courthouse	470 Dr. Martin Luther King, Jr. Blvd. (formerly High Street)	1975-08-26	Built 1906
13	Essex County Jail	21 Wilsey Street	1991-09-03	Built 1837-95, now abandoned
14	Essex County Park Commission Administration Building	115 Clifton Avenue	19797-11-11	Built 1916
15	Evergreen Cemetery	1137 N. Broad St., Hillside, also in Elizabeth	1991-07-09	Built 1853
16	Faigenspan Mansion	710 Dr. Martin Luther King, Jr. Blvd. (formerly High Street)	1977-10-05	Built 1905
17	Firemen's Insurance Co. of Newark, Home Office Building	8-12 Park Place	1982-06-17	Built 1928, now office building
18	First Baptist Paddle Memorial Church	572 Broad Street	1972-10-30	Built 1890
19	First National State Bank Building	810 Broad Street	1977-08-10	Built 1912; designed by Cass Gilbert
20	Forest Hill Historic District	All or part of 55 blocks bounded by Branch Brook Park; Heller Parkway; DeGraw, Verona, Clifton, Elwood, 2 nd and Mt. Prospect Avenues	1990-08-03	
21	Four Corners Historic District	Roughly bounded by Raymond Blvd., Mulberry, Hill and Washington Sts.	2000-09-08	
22	Glencoe Mansion (a.k.a. Coe House)	685 Dr. Martin Luther King, Jr. Blvd.	1991-10-01	Built 1871
23	Grace (Episcopal) Church	950 Broad Street	1972-11-02	Built 1848

APPENDIX C (continued)

Number	Resource Name ¹	Location	Listed ²	Comments
24	Griffith Building	605-607 Broad Street	1964-05-24	Built 1927
25	Hahne and Company	609 Broad Street	1964-08-30	Built 1901, former department store
26	House of Prayer Episcopal Church and Rectory (a.k.a. Plume House)	407 Broad Street	1972-10-30	Church was built 1850 and Plume House, now used as the rectory, was built ca. 1725
27	"Indian and the Puritan" Sculpture	Opposite 5 Washington St. in Washington Park	1994-10-28	Sculpted by Gutzon Borglum in 1916
28	James Street Commons Historic District	21 blocks, including all of Washington Park and portions of Broad, Orange, James, Bleeker, Summit, Halsey, Washington, New, Linden, Warren, Burnet and Eagle Sts.; Central and University Avenue; and King Blvd.	1978-01-09	
29	James Street Commons Historic District Addendum	18 Washington Place	1983-09-22	
30	Krueger Mansion	601 Dr. Martin Luther King Blvd. (formerly High Street)	1972-11-09	Built 1889, later Scott Civic Center, now Krueger-Scott mansion)
31	Lincoln Park Historic District	All or part of 10 blocks, including Lincoln and Clifton Parks, and Portions of Broad, Spruce and Washington Sts., Clifton and Pennsylvania Aves.	1984-01-05	
32	Lyons Farm Schoolhouse	43 Washington Street	1978-01-09	Originally at Chancellor and Elizabeth Aves., now in Newark Museum garden. Part of the James Street Commons Historic District.
33	Morris Canal	Extends from the Delaware River in Philadelphia, Warren County to the Hudson River in Jersey City, Hudson County	1974-10-01	Former bed of the Morris Canal running below the Raymond Blvd. right-of-way in Newark

APPENDIX C (continued)

Number	Resource Name ¹	Location	Listed ²	Comments
34	Mount Pleasant Cemetery	375 Broadway	1988-10-28	Built 1844
35	Murphy Varnish Works	McWhorter, Vesey, and Chestnut Sts.	1978-03-08	Built 1890, former factory
36	New Point Baptist Church (a.k.a. South Baptist Church)	17 E. Kenny Street	1972-11-02	Built 1850
37	Newark City Hall	820 Broad Street	1978-02-17	
38	Newark Day Center	305 Halsey Street		Built 1886
39	Newark Female Charitable Society (a.k.a. Newark Day Center)	305 Halsey Street and 41-43 Hill St.	1979-08-12	Built 1886
40	Mutual Benefit Life Insurance Co.	300 Broadway at 2 nd Street	1983-11-17	Built 1927, now nursing home
41	Newark Metropolitan Airport	Junction of Routes 22, 1&9, and Port Road	1980-12-12	Built 1930; includes Brewster Hangar, Old Administration and Medical Buildings
42	Newark Orphan Asylum (a.k.a. Eberhardt Hall)	323 Dr. Martin Luther King, Jr. Blvd. at	1973-06-19	Built 1857, now part of NJ Institute of Technology
43	North Broad Street Historic District	136-148 Broad St.	1996-07-23	Built 1890s, row houses
44	North Reformed Church	510 Broad Street	1972-10-05	Built 1859-1868
45	Oheb Shalom Synagogue (a.k.a. Metropolitan Baptist Church)	32 Prince Street	1990-01-16 (State Register only)	Built 1884, now Greater Newark Conservancy
46	Old First Presbyterian Church	820 Broad Street	1972-11-02	Built 1791
47	St. James Church	Lafayette and Jefferson Sts.	1972-11-02	Demolished
48	St. James A.M.E. Church (a.k.a. High Street Presbyterian Church)	558 Dr. Martin Luther King, Jr. Blvd.	1972-10-18	Built 1852
49	St. John's Church	22-26 Mulberry St.	1972-10-30	Built 1828-1847
50	St. Joseph's R.C. Church Rectory and School (now St. Joseph's Plaza)	221 W. Market St.	1980-12-08	Built 1871-80
51	St. Lucy's Church	19-26 Ruggiero Plaza	1988-12-31	Built 1926
52	St. Mary's Abbey Church	Dr. Martin Luther King, Jr. Blvd. and William Street	1972-11-03	Built 1857

APPENDIX C (continued)

Number	Resource Name ¹	Location	Listed ²	Comments
53	St. Patrick's R.C. Pro-Cathedral	Washington St. and Central Ave.	1972-11-03	Built 1850
54	St. Rocco's R.C. Church	208-216 Hunterdon Street	1980-09-29	Built 1927
55	St. Stephan's Church (a.k.a. United Church of Christ)	Ferry St. and Wilson Avenue	1972-10-05	Built 1874
56	Salaam Temple (a.k.a. Symphony Hall)	1020 Broad St.	1977-10-05	Built 1925, formerly Mosque Theater
57	"Seated Lincoln" Statue	Junction of Springfield Ave. & Market St. (Essex County Courthouse Plaza)	1995-03-30	Sculpted by Gutzon Borglum in 1911
58	Second Reformed Dutch Church (a.k.a. Our Lady of Mt. Carmel Church; later Ironbound Cultural Center, now Igreja Assembleia De Deus)	178-184 Edison Place	1997-03-07	Built 1849
59	South Park Calvary United Presbyterian Church	1035 Broad Street	1972-12-05	Built 1855-1884, abandoned
60	Sydenham House	Old Road to Bloomfield, at Heller Parkway	1970-07-29	Built ca. 1711
61	Symington-Continental House	2 Park Place	1979-03-02	Built 1808, later St. Philip's Academy
62	Tiffany & Co. Factory Building	792-820 Highland Avenue	1988-07-17 (State Register only)	Built 1892, former factory and now apartments
63	Trinity & St. Philip's Episcopal Cathedral	Broad & Rector Streets	1972-11-03	Built 1744-1809
64	U.S. Post Office and Courthouse	Federal Square, Franklin & Walnut Streets	1985-01-31 (State Register only)	Built 1935
65	"Wars of America" Sculpture	Military Park, 614-706 Broad Street	1984-10-28	Sculpted by Gutzon Borglum in 1926
66	Watts, Campbell Co. (a.k.a. Passaic Machine Works)	1270 McCarter Highway	1986-09-13	Built 1851

***APPENDIX C (continued)**

Number	Resource Name¹	Location	Listed²	Comments
67	Weequahic Park Historic District	34 blocks, including all of Weequahic Park and portions of Lyons, Weequahic, Pomona, Goldsmith, Vassar, Chancellor, Hansbury, Keer, Grunman, Maple and Elizabeth Avenues, Parkview Terrace, Bergen St., Maple Place, Mulford Place and Van Velsor Place	2003-02-12	
68	Wickcliffe Presbyterian Church	111 13 th Avenue	1978-05-02	Demolished 1989