



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	11
Source:	County Report	Approved by OSG Director	
NE Item No.	11	Preliminary Staff Recommendation:	Agree Conditionally
NegRptPage 61			

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Mapping Data

Monroe Township: The Great Egg Harbor River's designation as wild and scenic should be acknowledged.

Preliminary State Plan Section as Currently Proposed:

State Plan Policy Map

N/A

Section in Existing State Plan:

Updates to the map are not addressed in the Plan

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

The Office of Smart Growth will recommend to the State Planning Commission (SPC) through Cross Acceptance the addition of the National Park Service (NPS) designated Wild and Scenic Rivers to the State Plan Map. The Wild and Scenic Rivers are protected under the 1968 Wild and Scenic Rivers Act.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	
NE Item No.	2	Preliminary Staff Recommendation:	Agreement
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General Topic:

Housing

County/NE Proposed Change to State Plan Section:

Statewide Policies

7. Housing, Coordination with the NJ Council on Affordable Housing, Policies 27-28

Several municipalities also expressed concern that COAH is requesting that the municipality submit for Plan Endorsement in order to have their Housing Element and Fair Share Plan approved and certified by COAH. The additional expense of Plan Endorsement is viewed as an additional hurdle in the process of providing affordable housing.

Preliminary State Plan Section as Currently Proposed:

27 Coordination with the New Jersey Council on Affordable Housing

Relationship of the State Plan to the Council on Affordable Housing, Pages 10-12

Section in Existing State Plan:

7. Housing, Coordination with the NJ Council on Affordable Housing, Policies 27-28, Page 139

Relationship of the State Plan to Other Plans, Page 279

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

The process of Council on Affordable Housing (COAH) certification and Plan Endorsement should work in tandem since they both pertain to local planning. Adequately addressing a community's affordable housing obligation is essential to good planning. Preparation of an appropriate housing plan will be addressed on a community-specific basis in the Plan Endorsement process. The Office of Smart Growth and COAH will work with municipalities through the Plan Endorsement process to ensure a smooth planning process.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Agreement
NegRptPage 5			

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Sanitary Sewer Service Area/SPPM Issues

The Preliminary Policy Map's delineation of sewer service areas is inconsistent with other mapping sources. The map delineates sewer service areas in non-growth planning areas, which is considered inconsistent with the Plan itself. Sewer service boundaries need to be better defined. In addition, the Plan needs to clarify the purpose of these non-growth sewer service areas.

Preliminary State Plan Section as Currently Proposed:

State Plan Policy Map

N/A

Section in Existing State Plan:

N/A

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

STATEWIDE ISSUE

The Department of Environmental Protection (DEP) has jurisdiction over the mapping of sewer service areas. The State Planning Commission (SPC) and DEP are working together to obtain the information to accurately map these areas. Planning Area designations reflect existing sewer service areas to the extent that they are known.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Agreement
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General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Regional Planning, Route 322 Corridor in Gloucester County

A long standing issue has been the lack of a viable east-west highway corridor through Gloucester County. Historically, the County's major roads were built primarily to connect with the Philadelphia-Camden area, reflecting the County's geographic positioning within the Region. Major roads such as the North-South Freeway, Route 55, Route 45, Delsea Drive (Route 47) the Black Horse Pike, Route I-295 and the New Jersey Turnpike, generally fan out from the northeastern part of the County towards the southwest, the south, and the southeast. The only road of any particular importance that travels through the County in an east-west direction is U.S. Route 322, which runs from the Commodore Barry Bridge in Logan Township to the Black Horse Pike in Monroe Township. Route 322 must serve multiple functions-as a regional through route, a rural collector, and as a farm, business and residential access route, creating numerous conflicting trips resulting in congestion and safety problems along the corridor. There have been several studies in the recent past attempting to solve some of the problems of the corridor, and there have been numerous projects recommended and programmed, but progress has been slow. Recent growth, particularly in the rapidly developing municipalities of Logan, Woolwich and Harrison, has compounded the corridor problems.

Each of these three municipalities, which extend along the Route 322 corridor from the Barry Bridge to the Route 55 Freeway, has recommended Planning Area changes during the Cross Acceptance process. We agree with their recommendations. However, a comprehensive view of the corridor also needs to be taken. Development occurring in one part of the corridor can directly impact other parts of the corridor. Similarly, traffic improvements must be well coordinated throughout the corridor to avoid creating traffic problems at other locations. Towards this end, it is worth noting that during the Cross Acceptance process, a meeting was held with the mayors of Logan, Woolwich, Swedesboro and Harrison concerning the corridor. Everyone agreed that a cooperative, coordinated effort is needed to improve traffic conditions in the corridor while at the same time preventing the corridor from becoming a sprawling strip of development. Measures should be taken to focus growth in specific centers along the Corridor. These centers should include the Route 55/Richwood and Mullica Hill areas in Harrison, Woolwich's proposed TDR Receiving Area, and Logan's growth/redevelopment area.

Preliminary State Plan Section as Currently Proposed:

OTHER

N/A

Section in Existing State Plan:

N/A

Additional Information Regarding Proposal:



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County:	GLOUCESTER COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Agreement
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Staff Response:

The Delaware Valley Regional Planning Commission (DVRPC), in conjunction with the NJ Department of Transportation (DOT) and NJ Transit, is conducting a comprehensive planning effort for the Route 322 corridor for Logan, Woolwich, and Harrison. The Office Smart Growth and other State agencies are working in conjunction to provide technical support and grant funds where available.

The DVRPC Smart Growth study will yield land use, access management and transportation recommendations to enhance mobility and safety in this corridor. The use of new and existing east-west routes that are under local and county jurisdictions is an essential element of maintaining mobility in the County given the incredible rates of development. NJDOT is moving ahead with safety improvements to intersections along the Route 322 corridor, as recommended in previous transportation studies. NJDOT and NJ Transit support the concentration of development in dense, walkable centers that can one day be connected by transit service.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	5	Preliminary Staff Recommendation:	Agreement
NegRptPage	6		

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Mapping of wellhead protection areas on the SPPM

Several municipalities have recommended the mapping of wellhead protection areas on the Preliminary State Plan map. We feel that the State Plan needs to recognize the importance of these areas. The State should uniformly delineate these areas on the Preliminary State Plan map and note that DEP has mapped source water assessment areas throughout the state. The State should also determine how these areas should be categorized.

Preliminary State Plan Section as Currently Proposed:

I. State Plan Policy Map

N/A

Section in Existing State Plan:

Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS), Pages 224-226

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

We agree, however while the policy of the State Plan is to protect public water supplies, mapping the location of each wellhead is well beyond the scope of the State Plan map. Wellhead locations and recharge areas are currently mapped by the Department of Environmental Protection (DEP), real protection will not be achieved through mapping but through local and Statewide actions. The Plan Endorsement process will require identification of wellheads, wellhead recharge areas and implementation of wellhead protection programs for municipalities based upon available mapping data.

The State Plan advocates wellfield protection in Policy 16 Wellhead Protection, Page 149. DEP recommends that municipalities that host public water supply wells prepare and implement plans and ordinances to safeguard water supplies. The revised State Plan will include additional language and policies on planning for Wellhead Protection and coordination with DEP.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Agreement
NegRptPage	7		

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Critical Environmental Sites (CES) and Parks and Natural Areas

During Cross Acceptance, numerous inconsistencies were found in the mapping of Potential Critical Environmental Sites and of Parks and Natural Areas. We assume that these inconsistencies may be attributed to scale, data differences, or policies. It would appear that there needs to be better data sharing, as well as better communication in general, to help improve the consistency and accuracy of this mapping category.

Preliminary State Plan Section as Currently Proposed:

I. State Plan Policy Map

Section 8. Mapping Policies, Pages 41-42

Section in Existing State Plan:

Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS), Pages 224-226

Parks and Natural Areas, Page 227

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

Communication is one of the goals of Cross Acceptance. In addition to cross-acceptance, continual data sharing and communication between the Office of Smart Growth and counties will help improve the consistency and accuracy of New Jersey's mapping overall.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

Other

County/NE Proposed Change to State Plan Section:

Clarification about the Plan Endorsement Process

Gloucester County recently completed its smart growth Gloucester County Northeast Region Strategic Plan, which included the participation of fourteen of its municipalities. The status of these municipalities within the Plan Endorsement process is not clear. Will the State Planning Commission give priority consideration to these municipalities regarding either funding programs or in expediting full plan endorsement for the individual municipality? State agency commitment to providing financial and programmatic incentives should be made as clear as possible considering the amount of planning effort and resources that are required of municipalities to gain plan endorsement.

Preliminary State Plan Section as Currently Proposed:

I. Plan Endorsement

Implementing the State Plan, Pages 7-9

Section in Existing State Plan:

Plan Endorsement, Pages 13-14

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

The Office of Smart Growth intends to propose a comprehensive update to the Plan Endorsement process and the attendant guidelines. The new proposed Plan Endorsement process will be a comprehensive and constructive engagement between municipalities and interested state agencies that will yield better planning results and access to real benefits as a consequence of endorsement.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

Other

County/NE Proposed Change to State Plan Section:

The Role of the State Plan

Monitoring, Evaluating, and Assessments

Since the adoption of the first State Plan, these state agencies have been expected to bring their plans, programs, policies and regulations into conformance with the State Plan, thereby creating a more coordinated, predictable decision making process. What progress has been made? Are there good examples or performance standards to show that the State Plan is making a difference in the way State government operates? It appears that there continue to be instances of state agencies working at cross purposes.

Preliminary State Plan Section as Currently Proposed:

Monitoring, Evaluation and Assessments

Section 2. Indicators and Targets, Pages 13-14

Section in Existing State Plan:

Monitoring, Evaluating, and Assessments, Page 257

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

The State Plan generated from Cross Acceptance III will include a monitoring process for measuring indicators and targets. We are working to ensure that resources will be in place to measure the implementation of the State Plan. Examples of success stories will be illustrated throughout the State Plan. In addition, it is recommended that the Office of Smart Growth consider showcasing some success stories and best practices under a venue outside of Cross Acceptance.

In addition, there are numerous examples of State agency actions since 1992 that have brought programs and plans into consistency with the State Development and Redevelopment Plan (SDRP). A key one is the 2000 amendments to the Coastal Zone Management (CZM) Rules that adopted planning areas and centers in the coastal zone, linking impervious cover and development potential to centers. The Department of Transportation (DOT) amended its Highway Access Code to be consistent with the Plan. At the local level, recent planning actions in Ocean Township will lead to predictable decision-making. Similarly, in Woolwich Township, implementation of a Transfer of Development Rights (TDR) program and Plan Endorsement will mean predictability for developers there.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Pending
NegRptPage	4		

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

Statewide Policies

7. Housing, Coordination with the NJ Council on Affordable Housing, Policies 27-28

Several municipalities raised concerns regarding the use of population and employment projections included in the State Plan being used as a basis for determining growth share housing obligations. If COAH is using a growth share methodology determined by applying a ratio of affordable housing need to total housing units built and total jobs created, it is not clear how the projections will be applied.

Preliminary State Plan Section as Currently Proposed:

27 Coordination with the New Jersey Council on Affordable Housing

Relationship of the State Plan to the Council on Affordable Housing, Pages 10-12

Section in Existing State Plan:

7. Housing, Coordination with the NJ Council on Affordable Housing, Policies 27-28, Page 139

Relationship of the State Plan to Other Plans, Page 279

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

State Plan or other projections are used to guide the Council on Affordable Housing (COAH) review of affordable housing plans. They do not dictate growth share. Actual housing and employment growth determine the provision of growth share.

Recent court decisions will change the way the growth share is calculated. The Office of Smart Growth and COAH will work with municipalities through the Plan Endorsement process to make sure the allocations are appropriate.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	
NE Item No.	7	Preliminary Staff Recommendation:	Pending
NegRptPage	7		

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Critical Environmental Sites (CES) in Rural Planning Areas

Presently, the mapping of Critical Environmental Sites in Rural Planning Areas is excluded. A more complete coverage of this category is recommended. We recommend that they should be mapped in this Planning Area just as they are in Planning Areas 1, 2, and 3. We also recommend that permanently preserved farmland should be mapped as Critical Environmental Sites.

Preliminary State Plan Section as Currently Proposed:

I. State Plan Policy Map

N/A

Section in Existing State Plan:

Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS), Pages 224-226

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

STATEWIDE ISSUE

New Critical Environmental Sites (CES) will not be mapped in PA4. Permanently preserved farmland is a unique resource and does not fall under the criteria for CES designation. The mapping of preserved farmland is a reoccurring request that the Office of Smart Growth will recommend be addressed by the State Planning Commission (SPC).



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	10
Source:	County Report	Approved by OSG Director	
NE Item No.	10	Preliminary Staff Recommendation:	Pending
NegRptPage 7			

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

NJ DEP Mapping Data

There appear to be many streams in Gloucester County incorrectly identified as Category One streams.

Preliminary State Plan Section as Currently Proposed:

State Plan Policy Map

N/A

Section in Existing State Plan:

Updates to the map are not addressed in the Plan

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

The map is routinely updated based on decisions made by the State Planning Commission during Cross Acceptance and with Plan Endorsement. This data layer is maintained by NJ Department of Environmental Protection (DEP) and not a layer depicted on the State Plan Policy Map. C1 streams are listed in the DEP Surface Water Quality Standards. There may be some confusion in the way they are depicted on the map, and the effect that the Stormwater Regulations have on the C1 streams (requiring 300' buffers to the top of the HUC 14). Gloucester County will work with DEP to correct C1 streams incorrectly identified in the County.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	12
Source:	County Report	Approved by OSG Director	
NE Item No.	12	Preliminary Staff Recommendation:	Pending
NegRptPage 99			

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Mapping Data

Westville Borough: The Borough identified two areas that should be shown as "water".

Preliminary State Plan Section as Currently Proposed:

State Plan Policy Map

N/A

Section in Existing State Plan:

Updates to the map are not addressed in the Plan

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

The map is routinely updated based on decisions made by the State Planning Commission during Cross Acceptance and with Plan Endorsement. This data layer is maintained by the NJ Department of Environmental Protection (DEP). The Borough should submit information to DEP so that the GIS data layer can be revised.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	GLOUCESTER COUNTY	OSG Item No.	13
Source:	County Report	Approved by OSG Director	
NE Item No.	13	Preliminary Staff Recommendation:	Pending
NegRptPage 99			

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Mapping Data

Westville Borough and Woolwich Township: Several street names were misnamed and/or delineated incorrectly.

Preliminary State Plan Section as Currently Proposed:

State Plan Policy Map

N/A

Section in Existing State Plan:

Updates to the map are not addressed in the Plan

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

PROPOSED STATEWIDE ISSUE

Street Names are not a layer depicted on the State Plan Policy Map. Gloucester County will provide street name updates to the appropriate State agency.