



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7701
Source:	County Report	Approved by OSG Director:	
NE #	Q77-1	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 77, PENNINGTON NJ-PA

Proposed Change:

Planning Area From: PA2 To: PA5

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

Areas surrounding Washington Crossing Park have been removed from SSA and should be changed from PA2 to PA5 to match contiguous area designations.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Hopewell Twp (Mercer);

Data Source:**Staff Response:**

This change is appropriate to the character of the area north of Route 546. South of Route 546, the area that is developed with housing will remain PA2. The eastern section of the area south of Route 546, which is farmland, will become PA4.

In addition, the change to PA4 will leave isolated pockets of PA2 adjacent to Washington Crossing Park which will need to change to PA5 as well.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	MERCER COUNTY	Item No.	7802
Source:	County Report	Approved by OSG Director:	
NE #	Q78-2	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 78, PRINCETON NJ
OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area From: PA4 To: PA2

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

NE says this area already has existing development, is an SSA, and has contiguous PA2; it therefore merits a PA2 designation.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

West Windsor Twp;

Data Source:**Staff Response:**

This area includes part of the redevelopment area for the Village at Princeton Junction, ongoing planning for which is partially funded by OSG. OSG and New Jersey Transit have also funded previous, completed planning initiatives connected with the proposed train station village area; in summary, the township has been working with several state agencies on this area for some time. It is appropriate to change most of this area to PA2. CES is appropriate on the wetlands segments and along the Millstone River.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	MERCER COUNTY	Item No.	7804
Source:	County Report	Approved by OSG Director:	
NE #	78-3	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 78, PRINCETON NJ

Proposed Change:

Planning Area

From: PA5

To: PA3

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

The parcel currently known as the Berwind Tract (AT&T / Townsend Property), straddling Carter Road, is located within the Township's SSA. This area is currently located within PA3, 4, and 5. The piece of the tract on the west side of the road will soon be preserved. The sewer area east of Carter Road should be changed to PA3.

What is it in Current State Plan:

PA3, 4, 5

What is it in Preliminary State Plan:

PA5; small section PA3

Municipalities Affected:

Hopewell Twp (Mercer); Hopewell Twp (Mercer);

Data Source:**Staff Response:**

The County should discuss the status of this area further with OSG with regard to sewer service and future plans for the area. At the present time, the area of PA4 in the southwestern portion of the polygon will become PA3, while the rest of it will remain PA5.

Following staff-to-staff meeting:

The county has indicated that the area has an approved General Development Plan. OSG and the county have agreed that the entire polygon should become PA3, with the exception of the lake in the southeastern section, which will become PA5 (connected to the PA5 area to the north). Those areas that are currently PA5 but are to become PA3 will be covered with a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7910
Source:	County Report	Approved by OSG Director:	
NE #	Q79-1	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

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

Existing development in the area, and in SSA

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

West Windsor Twp;

Data Source:**Staff Response:**

This is acceptable given the character of the area, but place CES on wetlands.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7912
Source:	County Report	Approved by OSG Director:	
NE #	Q79-3	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

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

Existing development in the area, and in SSA

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

West Windsor Twp;

Data Source:**Staff Response:**

This change is acceptable, as the parcel is surrounded by housing, but CES should be placed on the wetlands. Also, this change will leave stranded fragments of PA4 which must be changed to PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7913
Source:	County Report	Approved by OSG Director:	
NE #	Q79-4	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

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

Existing development in the area, and in SSA

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

West Windsor Twp;

Data Source:**Staff Response:**

This change is acceptable only for the southernmost section of the parcel. Wetland areas will be covered by CES.

The county has indicated that there may be development on the parcel.

After discussion with the county at the staff-to-staff meeting, it was determined that the entire polygon should change to PA2 (though CES will still be placed on the wetlands).



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8809
Source:	County Report	Approved by OSG Director:	
NE #	Q88-3	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

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

Not an SSA.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This area is already half-developed, particularly in the northern and eastern sections. The boundary can be moved so that the built-out portion becomes a PA2, while the remainder should remain PA4. CES should be placed on environmentally sensitive portions of the segment which becomes PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8810
Source:	County Report	Approved by OSG Director:	
NE #	Q88-7	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

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

As this is an SSA, it should be PA2.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This area is largely undeveloped and has characteristics of PA4, so it will not be changed.

Following staff-to-staff meeting:

After discussion with the county, OSG agrees to change the bulk of the polygon to PA2, leaving only the agricultural areas as PA4.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8816
Source:	County Report	Approved by OSG Director:	
NE #	Q88-16	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

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

Not an SSA

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This area is too small to become PA4 on its own. However, if the undeveloped area to its northwest were also to become PA4, it would be able to link up with a larger PA4 and then this change would be acceptable. Otherwise it must remain PA2.

This prospective change requires further discussion with the county.

After discussion at the staff-to-staff meeting, the county has agreed to linking the polygon to the larger area of PA4 to the northwest.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8817
Source:	County Report	Approved by OSG Director:	
NE #	Q88-17	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

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

Not an SSA

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

The area south of I-195 will become PA4. North of the highway, this area will remain PA2.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	MERCER COUNTY	Item No.	100113
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 78, PRINCETON NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres: 1,016

County/NE Reason For Proposed Change:

not part of original negotiation issues; half of polygon developed w/multifamily res/approved for future development; homeowners association open space; contains portion of BASF/Cyanamid; prime development site; Rt 1 corridor where development belongs. County wants to discuss modifications to polygon.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

West Windsor Twp;

Data Source:**Staff Response:**

This polygon will be PA2, but CES will overlay the stream corridors.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	100115
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 87, TRENTON EAST NJ-PA

OSG Quad Number 78, PRINCETON NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres: 288

County/NE Reason For Proposed Change:

This was not part of original negotiation issues; half of polygon contains portions of existing developed industrial properties; portion of ELSA treatment plant is in polygon; bisected by I295. County would like to discuss this area further with OSG.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Hamilton Twp (Mercer); Lawrence Twp (Mercer);

Data Source:**Staff Response:**

This polygon will be PA1 with CES over stream corridors and wetlands.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7601
Source:	County Report	Approved by OSG Director:	
NE #	Q76-1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 76, LAMBERTVILLE PA-NJ

OSG Quad Number 77, PENNINGTON NJ-PA

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Areas surrounding Washington Crossing Park have been removed from SSA and should be changed from PA2 to PA5 to match contiguous area designations.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Hopewell Twp (Mercer);

Data Source:**Staff Response:**

This change is appropriate to the character of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7914
Source:	County Report	Approved by OSG Director:	
NE #	Q79-5	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA2

To: PA4

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

Not within SSA, so should be changed to PA4.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This change is appropriate for a non-SSA of such character.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7915
Source:	County Report	Approved by OSG Director:	
NE #	Q79-6	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

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

This area is within the sewer service area and adjacent to development along Route 130.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

THE ORIGINAL NOTES AND RECOMMENDATION ARE INCORRECT:

This change is appropriate for a non-SSA of such character.

The mapping files submitted by the county suggest that the county requests this area be changed to PA2; however, discussions with the county confirm that the county requests that this area be changed to PA4.

At the staff-to-staff meeting, the county indicated that it will supply additional information about this area.

8/10/07

The county sent a letter clarifying their request and the facts about the property.

8/10/07

CORRECTED RECOMMENDATION:

Since the area is within the sewer service area and adjacent to a PA2, it should be changed to PA2 to correctly reflect its future character.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8808
Source:	County Report	Approved by OSG Director:	
NE #	Q88-2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

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

Not an SSA.

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

Washington Twp (Mercer);

Data Source:**Staff Response:**

This change is appropriate for a non-SSA of such character.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8813
Source:	County Report	Approved by OSG Director:	
NE #	Q88-11	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA4 To: PA2

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

In an SSA

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This area contains wetlands and should not be PA2. Historically it has been PA4. Therefore this change will not be made.

After discussion with the county at the staff-to-staff meeting, it has been determined that it is appropriate for this area to become PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8814
Source:	County Report	Approved by OSG Director:	
NE #	Q88-14	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

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

Not in an SSA

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This change is acceptable as the area meets the characteristics of PA4.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8815
Source:	County Report	Approved by OSG Director:	
NE #	Q88-15	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

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

Not in SSA

What is it in Current State Plan:

PA4 / PA2

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This change is appropriate, as part of the parcel is already PA4 and the remainder is undeveloped land adjacent to PA4.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8818
Source:	County Report	Approved by OSG Director:	
NE #	Q88-18	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

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

Not an SSA

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This area meets the characteristics of PA4.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	100123
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 87, TRENTON EAST NJ-PA

Proposed Change:

Planning Area From: PA5 To: PA1

Acres: 7

County/NE Reason For Proposed Change:

This was not part of original negotiation issues; polygon comprises all residential properties; too small to be PA change; should be CES. Need to discuss issue of park linking areas of PA5.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Hamilton Twp (Mercer);

Data Source:**Staff Response:**

This area will remain PA1.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	6901
Source:	County Report	Approved by OSG Director:	
NE #	Q69-1	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 69, ROCKY HILL NJ

OSG Quad Number 78, PRINCETON NJ

Proposed Change:

Planning Area

From: PA3

To: PA2

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

NE wants to change the Princeton Ridge area from PA3 / PA5 to PA2 because of existing development, SSA, and proximity to other PA2 zones.

What is it in Current State Plan:

PA3 / PA5

What is it in Preliminary State Plan:

PA3 / PA5

Municipalities Affected:

Princeton Twp;

Data Source:**Staff Response:**

The Princeton Ridge area's issues should be addressed through the Plan Endorsement process due to the number and complexity of issues present.

County map change requests 100433 and 100447 both reference item #6901.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7702
Source:	County Report	Approved by OSG Director:	
NE #	Q77-2	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 77, PENNINGTON NJ-PA

Proposed Change:

Planning Area

From: PA2

To: PA2

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

This is the Bristol-Myers Squibb facility. It has sewers and is approximately 1 square mile in size. NE has requested that adjacent areas revert from PA2 to PA3, but that this parcel remain PA2.

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Hopewell Twp (Mercer);

Data Source:**Staff Response:**

Because of the area requirement, this area must be PA3 if the area to its south (Pennington Borough) is PA3. The planning area designation, and the sewer service issues, of Pennington Borough and its surroundings should be resolved through plan endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7703
Source:	County Report	Approved by OSG Director:	
NE #	Q77-3	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 77, PENNINGTON NJ-PA

Proposed Change:

Planning Area From: PA2 To: PA3

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

This is in the area near Pennington, and the Pennington sewer plant is at or over capacity. Therefore, this area should be PA3 rather than PA2.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Hopewell Twp (Mercer);

Data Source:**Staff Response:**

This area may remain PA3 at the presen time. However, the planning area designation, and the sewer service issues, of Pennington Borough and its surroundings should be resolved through plan endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7704
Source:	County Report	Approved by OSG Director:	
NE #	Q77-4	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 77, PENNINGTON NJ-PA

Proposed Change:

Planning Area From: PA2 To: PA3

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

This is in the area near Pennington, and the Pennington sewer plant is at or over capacity. Therefore, this area should be PA3 rather than PA2.

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Hopewell Twp (Mercer); Pennington Boro;

Data Source:**Staff Response:**

This area may remain PA3 at the present time. However, the planning area designation, and the sewer service issues, of Pennington Borough and its surroundings should be resolved through plan endorsement.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	MERCER COUNTY	Item No.	8819
Source:	County Report	Approved by OSG Director:	
NE #	Q88-19	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area

From: PA2

To: PA4

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

Not an SSA

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This change is acceptable, as the area contains farms and wetlands and meets the characteristics of PA4..

After discussion with the county at the staff-to-staff meeting, it was determined that this polygon's planning area would best be determined through plan endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	100433
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 69, ROCKY HILL NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres: 13

County/NE Reason For Proposed Change:

Change from PA3/PA5 to PA2 because of existing development, SSA, and proximity to other PA2 zones. This is part of negotiation issue 6901.

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Princeton Twp;

Data Source:**Staff Response:**

The Princeton Ridge area's issues should be addressed through the Plan Endorsement process due to the number and complexity of issues present.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	100447
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 69, ROCKY HILL NJ

Proposed Change:

Planning Area From: PA5 To: PA2

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

Change from PA3/PA5 to PA2 because of existing development, SSA, and proximity to other PA2 zones. This is part of negotiation issue 6901.

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Princeton Twp;

Data Source:**Staff Response:**

The Princeton Ridge area's issues should be addressed through the Plan Endorsement process due to the number and complexity of issues present.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7803
Source:	County Report	Approved by OSG Director:	
NE #	Q78-3	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 78, PRINCETON NJ
OSG Quad Number 79, HIGHTSTOWN NJ
OSG Quad Number 87, TRENTON EAST NJ-PA
OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA4 To: PA3

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

This area contains zones which are sewerred and should be PA3 rather than PA4 / PA5.

What is it in Current State Plan:

PA4 / PA5

What is it in Preliminary State Plan:

PA4 / PA5

Municipalities Affected:

West Windsor Twp;

Data Source:**Staff Response:**

This area is too small to be PA3 on its own and will remain PA4 / PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	7911
Source:	County Report	Approved by OSG Director:	
NE #	Q79-2	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

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

Existing development in the area, and in SSA

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

West Windsor Twp;

Data Source:**Staff Response:**

This area is still farmland and should not be changed.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8701
Source:	County Report	Approved by OSG Director:	
NE #	Q88-1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 87, TRENTON EAST NJ-PA

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area

From: PA2

To: PA4

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

This is not an SSA and so should be PA4.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This change is not appropriate as this area is already developed, possibly as a corporate office complex.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8811
Source:	County Report	Approved by OSG Director:	
NE #	Q88-9	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area

From: PA4

To: PA2

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

In an SSA

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This area is too small to exist on its own as PA2; therefore it will remain PA4.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MERCER COUNTY	Item No.	8812
Source:	County Report	Approved by OSG Director:	
NE #	Q88-10	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 88, ALLENTOWN NJ

Proposed Change:

Planning Area From: PA4 To: PA2

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

In an SSA

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Washington Twp (Mercer);

Data Source:**Staff Response:**

This is too small to exist on its own as PA2; therefore it will remain PA4.

Note that there is a disparity between the county's mapping data and its written request. It is OSG's understanding that the county is requesting that this area be changed to PA2.

Further discussions with the county at the staff-to-staff meeting indicate this to be a preserved farm which should remain PA4.