



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

Affordable housing goals should be based on either a growth-share model, or on population and employment projections, not both. If projections are used, they should be short-term projections, not 20-year projections (i.e., not projections for 2025).

How will COAH and other state departments use the population and employment projections from Cross-Acceptance? If COAH plans to use a growth share model why are population and employment projections for 2025 critical to determine a municipality's affordable housing requirement? Why not use the growth share model alone. If population and employment projections must be used to determine affordable housing goals, we think that a much shorter time horizon should be used. This will enable the projections to be up-dated to accommodate new trends.

Preliminary State Plan Section as Currently Proposed:

6. Provide Adequate Housing at a Reasonable Cost

This matter is not addressed in the preliminary plan.

Section in Existing State Plan:

P. 84 - The COAH methodology for allocating affordable housing obligations at the municipal level weighs Planning Area designation.

P. 139 - Using the State Plan as a guide, collaborate with the Council on Affordable Housing on the allocation of affordable housing needs to coordinate timetables and policies to increase predictability for municipalities. All municipalities should address their affordable housing obligations and are encouraged to petition the Council on Affordable Housing to have their housing elements and fair share plans receive substantive certification.

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

Although the SPC has no control over COAH rules, the Office is exploring ways to improving the linkage between the State Plan, the projections generation cycle and COAH obligation cycle so the affordable housing obligations generated under the COAH rules accurately reflect the actual growth a municipality experiences or reasonably projects.



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County:	MONMOUTH COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

NE recommends that municipalities which have participated in Smart Growth Grant regional studies receive expedited Plan Endorsement review.

We need clarification about the Plan Endorsement Process. What are the benefits?

We recommend that the municipalities that participated in a Smart Growth Grant regional study have an expedited process for receiving individual plan endorsement.

Does the state have sufficient staff to review plan endorsement requests?

Preliminary State Plan Section as Currently Proposed:**I. Plan Endorsement**

The Preliminary Plan contains no policy regarding expedited review of Plan Endorsement applications.

Section in Existing State Plan:

There is no policy in the existing State Plan regarding expedited review of Plan Endorsement applications.

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

We intend 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.

County response:

The State response does not adequately address what are the benefits of Plan Endorsement. Once again, will OSG facilitate and expedite permit processing or provide incentives for those municipalities that participate in regional plan endorsement? What is the incentive/benefit for a municipality to participate in regional plan endorsement? Please provide tangible examples.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

No policy change; rather a question regarding the treatment of open space / environmentally sensitive land in PA1 and PA2.

How will the State Plan address open space preservation and environmental protection in Planning Areas 1&2 and in centers? How will Critical Environmental Sites be treated in "growth areas" with regard to fast tracking?

Preliminary State Plan Section as Currently Proposed:

Statwide Policy 12. Open Lands and Natural Systems

This is not addressed in the Preliminary Plan.

Section in Existing State Plan:

With regard to PA1 - p. 192 - from the policy objectives section:

7. Recreation:

Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.

With regard to PA2 - p. 198 - from the policy objectives section:

7. Recreation:

Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels, by concentrating on the maintenance and rehabilitation of existing parks and open space, while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional park land and open space either in or within easy access of Centers.

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

The State Plan encourages passive and active open space opportunities throughout the state, regardless of underlying planning area. DEP's green acre rules recognize the same. CESs are depicted in order to recognize possible development constraints, but the underlying Planning Area still prevails.

County response:

There is a need for clarifying the treatment of a CES on the State Plan Policy Map. Is the area designated a CES on the State Plan Policy Map considered the actual CES, or is it simply a representation of a probably CES? In other words, when it comes to smart growth permitting, is the CES on the State Plan Map in a Planning Area 1 or 2



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automatically treated as a Planning Area 5, or does the underlying Planning Area (1&2) prevail when it comes to smart growth permitting? Is a CES defined by what is shown on the map or what is on the site after an investigation?



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

No policy change is recommended. Rather, this negotiating point constitutes a request for clarification / elaboration with regard to several related issues pertaining to sewer hookups in PA4 and PA5.

Can there be existing or proposed sewers in Planning Area 4 or 5 if the area is not a designated center? How can the character of a Planning Area 4 or 5 be maintained if sewers are introduced. What steps can municipalities take to limit connections?

What is the State Planning Commission's position on this issue? What is NJDEP's position on this matter?

Preliminary State Plan Section as Currently Proposed:

26 Infrastructure Investments and Sanitary Sewer Systems

The Preliminary Plan does not address these issues.

Section in Existing State Plan:

The Plan discourages the presence of sewer systems in PA4 outside of centers. By definition (p. 207), PA4 territory outside centers is "predominantly served by rural two-lane roads and individual wells and septic systems, with some Centers served by sewers and public water."

With regard to preserving the character of a PA4 region following the introduction of sewers - the Plan says, on p. 211:

"Historic towns, villages and hamlets in Rural Planning Areas warrant special attention. Capital improvements (for example, water, sewer, road, public buildings, etc.) for existing and potential development need to occur in a manner that enhances rather than ignores or destroys the rural or historic nature of these Centers."

The Plan also provides a prescription for new investment in sewer systems in PA4 (which includes recommendations for limiting new hookups). Specifically, the Plan recommends "community wastewater utility and pre-approved designs for localized stand alone wastewater treatment systems to bring down the cost and ensure a limited number of new hookups compatible with maintaining the rural character; and expanded, reactivated or new public transportation systems within and between Centers." (p. 213)

With regard to the presence of sewers outside of Centers in PA5, the Plan expressly states (p. 217) "confine programmed sewers and public water services to Centers." The Plan further states (p. 217) that "Wastewater treatment facilities should be provided only in Centers, except to mitigate life threatening and emergent threats to public health and safety."

With regard to limiting connections in PA5, the Plan does not dictate but advises a flexible approach. The Plan suggests that municipalities "coordinate permitting and land-use approval requirements that encourage development and investment in Centers." (p. 220)

Additional Information Regarding Proposal:

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NE Item No.	0	Preliminary Staff Recommendation:	Agreement

Staff Response:

Sewer service areas may currently exist in any Planning Area. It is DEP's wastewater management rules, not the State Plan, that defines where sewer service areas can exist. Local zoning determines the ultimate densities and development patterns within any community.

It is the goal of both OSG and DEP to ultimately have sewer service areas align with appropriate planning areas over the long term.



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County:	MONMOUTH COUNTY	OSG Item No.	11
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

InterGovernmental

County/NE Proposed Change to State Plan Section:

Requests more coordination among State Agencies, and between State Agencies and local governments, with regard to planning issues.

The State Agencies should work together in a coordinated fashion to implement the plan. Right now in many instances they are working in opposing directions. The State Plan should require State Agencies to have periodic meetings with counties and municipalities to discuss state issues and programs and to hear county and municipal concerns.

Preliminary State Plan Section as Currently Proposed:

B1. State Agency Plans; some measure of State Agency participation

No change from existing plan.

Section in Existing State Plan:

p. 278: The State Plan is, at least in part, a product of state agency cooperation and participation. The State Planning Act mandates state agency involvement through membership on the State Planning Commission and active participation in the statewide planning process established by the act. Five state departments, in addition to the Department of Treasury and the Governor's Office, are represented on the State Planning Commission: the Department of Agriculture, the Commerce and Economic Growth Commission, the Department of Community Affairs, the Department of Environmental Protection and the Department of Transportation. During the statewide planning process, each department of state government, regardless of Commission membership, was encouraged to participate fully in the process.

One of the key purposes of the State Planning Act is to establish a cooperative planning process so that local, regional and state plans are consistent.

The State Plan establishes statewide policies in a variety of areas. These policies serve as guides when a state agency exercises discretion in the discharge of its administrative duties and responsibilities. There are several different ways in which state agencies are expected to implement the Plan.

An important way in which the State Plan can be implemented is through the active participation of agencies in the ongoing statewide planning process established by the State Planning Act. Another way is to extend the coordination activities of the State Planning Commission and the Office of State Planning to the various departments of the state to assist in plan implementation activities. Each department and its affiliated agencies in response to a request from the governor have examined existing programs to identify ways in which the provisions of the State Plan can be achieved and have taken steps within their authority to implement programs in a manner consistent with the State Plan.

One of the key purposes of the State Planning Act is to establish a cooperative planning process so that local, regional and state plans are consistent. State agencies, in addition to reviewing their programs, are reviewing their



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individual functional plans and amending those plans to make them consistent with the provisions established in the State Plan.

The State Planning Act contemplates that state agency investment decisions will be made based on the provisions of the State Plan. The annual capital improvement budget produced by the Commission on Capital Budgeting and Planning shall be consistent with the goals and provisions of the State Plan. As the Commission on Capital Budgeting and Planning process relies on individual functional agency recommendations, individual functional state agencies look to the State Plan to assure that the Commission's budget will be internally coordinated and consistent with the State Plan.

Increasingly, the provisions established in the State Plan serve as the framework for state agency functional planning and exercises of regulatory authority. The Office of State Planning has participated in the drafting of state and regional agency functional plans and those plans as adopted, incorporate State Plan Goals and Statewide Policies. Each of the State Plan Goal sections lists the state agency plans that relate to that specific Goal. State agencies undertaking regulatory rulemaking are also increasingly guided by the provisions of the State Plan and should incorporate State Plan policies in the agency's regulations in ways consistent with the agency's functional plan.

p. 348 - this page contains a list of "programs administered by various state agencies that grant priority to Centers and Endorsed Plans designated by the State Planning Commission in awarding grants, loans and the funding of projects and for providing technical planning assistance."

p. 345 (from the State Planning Act): The commission shall be entitled to call to its assistance any personnel of any state agency or county, municipality or political subdivision thereof as it may require in order to perform its duties. The officers and personnel of any state agency or county, municipality or political subdivision thereof and any other person may serve at the request of the commission upon any advisory committee as the commission may create without forfeiture of office or employment and with no loss or diminution in the compensation, status, rights and privileges which they otherwise enjoy.

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE

We agree with the county recommendation, although we note that by state statute, the State Plan sets forth the growth management policies to guide state actions to achieve those policies. State departments are required to adhere to the State Plan as prepared by way of an open process managed by the State Planning Commission.



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County:	MONMOUTH COUNTY	OSG Item No.	12
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

The Preliminary Plan should be better publicized, and the Plan should be more streamlined.

Much more publicity is needed about the Preliminary Plan. Municipal officials and the general public are not aware of what is contained in the Preliminary Plan. The Plan is too long and repetitious to encourage the public to read it. Summaries should be distributed and articles about the plan should appear in local newspapers. Without this outreach effort by the Office of State Planning, the jobs of the county negotiating entities are made extremely difficult.

Preliminary State Plan Section as Currently Proposed:**I. The State Plan**

No change from existing plan.

Section in Existing State Plan:

p. 4: "Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable and based on capacity analysis is essential to achieving the goals of the State Plan"

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

We are working to streamline the plan, which should go a long way toward making the plan more user-friendly. Recognizing that the plan must be valuable to the end user, the new plan will be structured to follow the format of traditional land use plans and recognize how it will be put into use in real world situations.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	13
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

InterGovernmental

County/NE Proposed Change to State Plan Section:

The County has too little time to adequately perform the Cross-Acceptance process.

The deadlines to complete all the tasks that the county must perform as the negotiating entity are difficult to meet. The counties need much more time to carry out the required Cross-Acceptance tasks. Counties with a large number of municipalities like Monmouth County have an even more difficult time meeting the required deadlines.

Preliminary State Plan Section as Currently Proposed:

I. The State Plan

This is not addressed in the Preliminary Plan.

Section in Existing State Plan:

This is not addressed in the existing plan.

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

STATEWIDE ISSUE

We agree that the cycle should be longer and we will recommend this to the Legislature. The planning process should be tied to either the municipal master planning timelines or to the release of census data to give the plan a rational basis for updating.



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County:	MONMOUTH COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Defer to PE

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

This is a request for clarification / elaboration from the County with regard to the protection of streams from development, and the categorization of certain streams.

How will existing development in Category 1 stream buffer areas be addressed in the State Development and Redevelopment Plan?

What is the proper Planning Area designation for a sewerred, predominantly developed watershed that is upstream of the lowest Category 1 stream segment and is a potable water supply source?

Preliminary State Plan Section as Currently Proposed:

18 Stream Corridor Protection and Management

This matter is not directly addressed in the Preliminary Plan.

Section in Existing State Plan:

P. 150: "Protect, establish and maintain appropriately vegetated buffers along streams, rivers, wetlands, reservoirs and scenic waterways to protect the natural functions and quality of surface water resources."

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

C1 streams are recognized on the State Plan Policy Map. C1 streams will be shown on the SPPM with a black slightly thicker line of a different color. The associated buffers will not be shown on the maps; however, the water bodies and their buffers should be considered environmentally sensitive. In addition, where appropriate, some of these features will be shown as environmentally sensitive.

Local planning should appropriately coincide with identified environmental features. Micro level analysis of Planning Area boundaries can be further evaluated during Plan Endorsement.

County response:

How should a sub watershed that drains to Category-1 streams and potable water supplies be classified on the State Plan Policy Map? What is the proper planning area designation for a sewerred, predominately developed watershed or sub watershed that is upstream of a connected Category-1 stream?



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Defer to PE

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Request for clarification - what are the benefits of designating cores / nodes?

What are the benefits for a municipality to designate Cores and Nodes?

Preliminary State Plan Section as Currently Proposed:**I. State Plan Policy Map**

p. 8: The goals of Plan Endorsement are to:

...3. Consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;

p. 9: The Benefits of Plan Endorsement

The State Planning Commission is committed to providing the resources and incentives necessary to enable municipalities, counties and regional entities to enter into and complete the Plan Endorsement process. State agencies are identifying program funding and regulatory provisions that will be available to municipalities and counties as they progress through the Plan Endorsement process. These benefits represent an unprecedented effort to fundamentally restructure the way that statewide priorities are established, by using the State Plan and Plan Endorsement process to link the State's regulatory and investment priorities with local goals and planning decisions. Once the State Planning Commission has endorsed a plan as consistent with the State Plan, State agencies will be providing benefits to the county or municipality that will assist in implementing the endorsed plan. This assistance will include providing technical assistance, direct state capital investment, priority for state grants and loans, and substantive and procedural (permit streamlining) regulatory changes.

Section in Existing State Plan:

P. 13: A municipal, county or regional plan and accompanying development regulations will be reviewed for consistency with the guidelines for Plan Endorsement adopted by the State Planning Commission. If the Commission finds the plan consistent, it will be endorsed and therefore eligible for priority assistance and incentives that flow from such endorsement.

P. 14 (see table): The identification of Cores for Plan Endorsement is encouraged statewide. Nodes are also eligible for Plan Endorsement (though only Heavy Industrial-Transportation-Utility Nodes will be recognized as new nodes)

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

Cores and nodes provide an attractive framework for organizing development in non-mixed use areas. Any benefits that may accrue to these designations would be defined through the Plan Endorsement process and the

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Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Defer to PE

negotiation of a Plan Implementation Agreement.

County response:

Besides organizing development in a non-mixed use area for the purpose of discussion, what is the benefit of a core or node in practical application? It would seem reasonable that these should be locations for eventual mixed use redevelopments, similar to the Western Monmouth Plan's "activity areas". The County suggests that cores and nodes be identified for potential mixed-use activity areas that would support our recommendation for item #1.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

NE requests SPC support for the Lakehurst to Monmouth Junction passenger rail line which is under consideration, and requests inclusion of proposed rail lines on the State Plan Policy Map.

The Office of Smart Growth should work closely with the counties to encourage NJ TRANSIT and DOT to support county initiatives to provide alternative modes of transit. Monmouth County would like the State Planning Commission to support the proposed Monmouth Junction to Lakehurst passenger rail line. In addition, proposed rail lines should be included on the State Plan Policy Map.

Preliminary State Plan Section as Currently Proposed:

2 Public Transportation Priorities

The Preliminary Plan does not address these issues.

Section in Existing State Plan:

The State Plan supports the maintenance and expansion of public transportation systems. On p. 140, the Plan states that:

"Public transit funds should be invested in the following areas beyond preservation of the existing network:

- Improvements that provide greater accessibility to rail, bus and ferry transit stations and Centers from within and outside the state.
- Improvements that promote system usage for intra-state trips, especially realizing the potential of the major transfer facilities and connecting the rail system to important instate traffic generators.
- Connect developed areas that are under served by mass transit.

With regard to county and inter-agency coordination, the Plan states (p.140):

"Improve the coordination and integration of transportation planning among the relevant public, quasi-public and private transportation interests in New Jersey, including the metropolitan planning organizations, bistate authorities, toll road authorities and commissions. Transportation planning coordination should also be improved through the provisions of the federal Transportation Equity Act for the 21st century, including the Metropolitan Planning Organization Transportation Improvement Plan process."

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

There's no assurance that the project will ever happen and inclusion of proposed rail lines will tend to clutter the map and those that oppose the line would feel that the map is promoting its construction.

County response:

The Monmouth Junction alternative will provide the best access to the key employment centers including office



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parks, regional retail establishments, industrial complexes, universities, and medical centers and will offer a transit alternative to help alleviate the severe traffic congestion on the most severely impacted roadways in Ocean, Monmouth and Middlesex counties. This alternative supports the State Development and Redevelopment Plan by connecting the largest number of riders to the largest concentration of smart growth areas including planning area 2 and centers in central New Jersey.

Municipal Growth

- The Monmouth Junction alignment will provide service to the fastest growing region in the tri-county (Monmouth-Ocean-Middlesex) area. According to the Monmouth County and Middlesex County Planning Boards' 2004/2005 Cross-Acceptance Reports, the population in municipalities primarily served by the Monmouth Junction alignment is expected to increase by approximately 60,200 people between 2005 and 2025. This is more than twice as much as the anticipated population increase of about 27,200 people for the Matawan alignment and almost four times as much (16,200 people) as those communities served by the Red Bank alignment.
- State planning area designations, the availability of land and denser, more intense zoning support higher ridership numbers than other alignment alternatives.

State Development and Redevelopment Plan (SDRP) Consistency

- The SDRP establishes policy areas where growth should occur. Metropolitan Planning Areas (PA-1) and Suburban Planning Areas (PA-2) emphasize places where growth and redevelopment should be encouraged due to existing land use and development patterns, established populations, and existing and proposed infrastructure investments. The Monmouth Junction line will provide service to the largest concentration of these smart growth areas and several State Planning Commission designated centers.

Availability of Developable Land

- Developable lands are defined as land in either a Metropolitan (PA-1) or Suburban (PA-2) Planning Areas free of environmental constraints such as wetlands. These are the "places" where the State, County, and local planning agencies have agreed growth should occur through the Cross-Acceptance process. The largest amount of developable land can be found in Western Monmouth and Southern Middlesex County and accounts for much of the regions projected population growth through 2025. Only the Monmouth Junction alignment would provide transit service these "smart growth" regions.

Zoning and Developing Population Centers

- An analysis of zoning in both Monmouth and Middlesex Counties shows higher density residential uses and higher intensity commercial uses permitted along the Monmouth Junction alignment. The Monmouth Junction alignment will provide transit service to higher population and commercial use areas including the Route 9 corridor, the greater Freehold Regional Center area, the Route 130 corridor in and around New Jersey Turnpike Exit 8A, and the Route 1 corridor through Plainsboro and South Brunswick than the other alternatives.

The State Plan should support the Monmouth Junction (MOM) alternative because out of all the other rail alternatives being considered, it best serves the principles of smart growth.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	10
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

InterGovernmental

County/NE Proposed Change to State Plan Section:

The State Planning Commission should provide more assistance to local government bodies in funding and implementation of projects which further the goals of the State Plan.

IMPLEMENTING PLANNING INITIATIVES

The Preliminary Plan promotes many planning initiatives for municipalities and so does the Smart Growth Regional Plans. We recommend that the State Planning Commission should focus more on how to assist municipalities and counties to implement and fund these planning activities.

Preliminary State Plan Section as Currently Proposed:**I. Statewide Policies**

p. 6: The application of the State Plan to individual private interests will take place through the coordination and exercise of existing public powers at local, regional and state levels. This includes, but is not limited to, local government modification of master plans and land development regulations to reflect the provisions of the State Plan and achieve the purpose of the State Planning Act to "facilitate the development of local plans which are consistent with state plans and programs" (N.J.S.A. 52:18A-196(f)).

Accordingly, the intent of the State Planning Act is achieved through better coordination of existing lines of delegated authority and through existing implementation processes rather than through a more onerous new layer of bureaucracy.

P. 7: The statewide planning process needs to be collaborative, involving all components of the public and private sectors. The ultimate success of the State Plan depends on the participation and cooperation of the citizens of New Jersey.

P. 7: The State Plan is not a substitute for functional State agency plans or local master plans. The State Plan, in fact, would have little meaning or effect without such plans. The State Plan provides a context, a vision and a process within which these more specific plans can be developed and implemented to achieve commonly derived goals.

Section in Existing State Plan:

p. 7-8: Statewide coordination of planning will be achieved through the flexible application of the plan's Statewide Policies. These policies are designed to improve both the planning and the coordination of public policy among all levels of government so that we can overcome existing problems and avoid new problems in the future. The Statewide Policies address 19 substantive areas of concern.

Statewide Policies are designed to improve intergovernmental coordination of planning in a complex, highly diverse state. They will not, in and of themselves, lead to the patterns of development necessary to achieve the goals of the State Planning Act. They need to be applied to public and private decisions through the State Plan Policy Map...



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NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE

Every municipality has a statutory obligation to plan appropriately and to take the necessary steps to implement that planning. This includes preparation of up-to-date master plans and relevant subelements. These are not new obligations. The Office of Smart Growth has provided, and will continue to provide, grants to municipalities designed to assist with planning efforts and completion of these elements.

OSG and the other state agencies will provide resources as available to local smart growth efforts.

County response:

Municipalities need more than financial support to draft plans, they also need technical help and state agency cooperation to implement local plans that support the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MONMOUTH COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Pending

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Map CES in PA4's.

We think that Critical Environmental Sites should be mapped in PA4's. Many fairly large residential subdivisions are taking place, outside of centers, in rural planning areas in our county so it is necessary to clearly indicate where the Critical Environmental Sites are located in order to preserve these resources.

Preliminary State Plan Section as Currently Proposed:

Critical Environmental Sites (CES)/Historic & Cultural Sites (HCS)

P. 41 - It is the current policy of the State Planning Commission not to map Critical Environmental Sites or Historic and Cultural Sites within Planning Areas that are already considered to be environmentally sensitive, namely Planning Areas 4b and 5. The primary reason for this is that the designation of a CES, and the additional environmental policies associated with it, in a Planning Area that is already considered to be environmentally sensitive by definition is redundant. Therefore, the Commission proposes to edit the text in the State Plan regarding the Intent of these sites, found on pages 226-227.

P. 42 - CES and HCS can be mapped in Planning Areas 1, 2, 3, 4 and 5b, or in Centers, acting as an overlay.

Section in Existing State Plan:

P. 226 - CES and HCS can be mapped in any Planning Area acting as an overlay within the Planning Area.

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

We agree that existing Critical Environmental Sites will be mapped in PA4 to identify the resources. However, no new Critical Environmental Sites are being identified in PA4 at this time.

County response:

CES sites in PA-4 are not shown on the Preliminary State Plan Map. OSG's comment that "no new CES are being identified in the PA4 at this time" needs to be clarified. Does this mean that 1) all CES sites will not be shown in PA-4 for this version of the State Plan Policy Map, however they will be identified on later maps; or 2) that existing CES sites will be shown in PA-4 areas on this State Plan Map but no new CES sites will be identified above and beyond what will be shown until the next State Plan update?