



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	3001
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Add

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

CES Change: Paterson would like to consider designating the Passaic River corridor a Critical Environmental Site in order to ensure stronger control over riverbank development along the entirety.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Passaic City;

Data Source:**Staff Response:**

OSG is in agreement with the County's request to protect the Passaic River corridor through CES designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	3003
Source:	County Report	Approved by OSG Director:	
NE #	17/18	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Add

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

CES Change: West Paterson would like to consider designating the Peckman River and Passaic River corridors Critical Environmental Sites in order to ensure stronger control over riverbank development along the entirety.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

West Paterson Boro;

Data Source:**Staff Response:**

OSG is in agreement with the County's request to protect the Peckman River and Passaic River corridors through CES designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	4125
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 41, ORANGE NJ

Proposed Change:

Planning Area

From: Park

To: PA1

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

Planning Area Change: The mapped "park" on Weasel Brook is a school. Formerly a County Park is now a public school and should not be included in the State Plan's mapped "parks".

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Clifton City;

Data Source:**Staff Response:**

OSG is in agreement with the County's request to change the designation of the formerly mapped County park on Weasel Brook as it is now the site of a public school.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	PASSAIC COUNTY	Item No.	1804
Source:	County Report	Approved by OSG Director:	
NE #	12	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 18, WANAQUE NJ

Proposed Change:

Planning Area From: PA1 To: PA5

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

Planning Area Change and Town Center Boundary Change – the area between the Wanaque River, Rt. 287, and town center boundary in the Haskell section should change to PA5. This would require a shift in the town center boundary to the west. 2004 planning areas are Sewered PA5, PA5 and PA1. This 25-acre parcel was formerly designated for 84 units. Wanaque now wants this designated entirely PA5. (Block 313, Lots 8.02, 8.03, and part of 8.05 and Block 479.01, Lot 2)

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Wanaque Boro;

Data Source:**Staff Response:**

This area is already developed. Requests for town center boundary changes are to be considered during the plan endorsement process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	1805
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 18, WANAQUE NJ

Proposed Change:

Planning Area From: PA5 To: PA1

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

Planning Area Change – PA5 (formerly PA2) within Wanaque designated town center should be changed to PA1. Wanaque requested change to PA1 in 2001. This area currently has water and sewer and is a viable location for center development. The town realizes the environmental constraints and will work within regulations for development. Development potential includes commercial/office/hotel.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Wanaque Boro;

Data Source:**Staff Response:**

Planning area changes in designated centers are to be addressed during Plan Endorsement, however, the area in question is a Natural Heritage priority site and shows presence of wetlands.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	3006
Source:	County Report	Approved by OSG Director:	
NE #	6	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Modify

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

CES Change: The property identified as Site 4 is known as Block 89, a portion of Lot 5 and all of Lot 6 in the Township's tax records. These lots have a combined area of approximately 7.3 acres and are located in the B-1 General Business Zone. This property is currently used for LI – Light Industrial purposes. The property has access via Main Street. The Passaic River runs along the northerly property line.

We would disagree that this property be identified as a CES.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Little Falls Twp;

Data Source:**Staff Response:**

Not appropriate for cross acceptance. Site specific or individual parcel amendments should occur during plan endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	4124
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 41, ORANGE NJ

Proposed Change:

CES

Delete

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

CES Change: The property is known as Block 236, Lots 20-31 in the Township's tax records. These lots have a combined area of approximately 3.8 acres and are located in the R-1A Zone, which permits single-family dwellings on minimum 15,000 square foot lots. These properties are currently developed with single-family dwellings. The properties have access via Francisco Avenue, Stephen Place and Long Hill Road.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Little Falls Twp;

Data Source:**Staff Response:**

Not appropriate for cross acceptance. Site specific or individual parcel amendments should occur during plan endorsement. Aerials indicate an undeveloped site with a stream running through.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	PASSAIC COUNTY	Item No.	1801
Source:	County Report	Approved by OSG Director:	
NE #	n/a	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 18, WANAQUE NJ

Proposed Change:

CES

Add

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

The "Ball Tract" adjacent to Friendship Park between Glenwild Ave. and Reeve Ave. is a 35-acre parcel slated for a 140-unit housing development. In the event that the development application is denied, the Bloomingdale Environmental Commission (BEC) will seek Passaic County Open Space funding to purchase the property. In addition, they would like this parcel protected and designated a Critical Environmental Site based on existence of wetlands, steep slopes and open space value. The town has expressed interest in preserving this parcel in the past.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Bloomingdale Boro;

Data Source:**Staff Response:**

It is understood that the County has purchased the site in question as open space. Evidence of the Open Space acquisition must be presented by the County prior to final response. Designation of the site as open space would negate the necessity for a CES designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	1802
Source:	County Report	Approved by OSG Director:	
NE #	n/a	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 18, WANAQUE NJ

Proposed Change:

Planning Area

From: PA5

To: Other

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

The 450-acre tract known as Federal Hill is designated a PA5 in the Preliminary Plan Map. Some public feedback indicates that this parcel be preserved as well due to significant natural and cultural resources. Among them include steep slopes, thin soils, wetlands and streams. It is noted that the Bloomingdale Open Space Master Plan recommends preserving Federal Hill.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5, Park

Municipalities Affected:

Bloomingdale Boro;

Data Source:**Staff Response:**

The acquisition of lands for open space is a separate policy to be addressed at the local level. The decision to preserve or develop the Federal Hill area is not an issue to be addressed as part of the Cross Acceptance process. Difficult to determine the specific site in question without mapping data.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	1803
Source:	County Report	Approved by OSG Director:	
NE #	n/a	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 18, WANAQUE NJ

Proposed Change:

Planning Area

From: PA5

To: Other

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

The Sewer Service Area (SSA) PA5 should be changed on the map to follow the designated Town Center Boundary, not northward into the Highlands Preservation Area.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Wanaque Boro;

Data Source:**Staff Response:**

This issue falls under NJDEP's jurisdiction. This is not an issue to be addressed during Cross Acceptance. Additional information and /or mapping may be required to clarify.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	2903
Source:	County Report	Approved by OSG Director:	
NE #	16	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 29, POMPTON PLAINS NJ

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Delete

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

CES Change: Remove CES designation from the area of the Township's Urban Renewal Area near intersection of Rt. 23 & Rt. 46.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Wayne Twp;

Data Source:**Staff Response:**

Wetlands present in area under discussion. LOI may be obtained from DEP to determine presence or absence of wetlands. Additional information and /or mapping required to clarify.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	3002
Source:	County Report	Approved by OSG Director:	
NE #	11	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

Planning Area From: Park To: PA1

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

Planning Area Change – Planning Area boundary does not follow park boundary.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Totowa Boro;

Data Source:**Staff Response:**

Mapping not submitted with County report. Unable to determine park boundaries. Additional information and /or mapping required to clarify.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	3004
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Modify

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

CES Change: The property identified is known as Block 40, a portion of Lot 1 and Lot 2 in the Township's tax records. The combined lot area of both lots is approximately 4.5 acres and it is located in the LI – Light Industrial Zone. The portion of Lot 1 is used for office/warehouse use and Lot 2 is vacant. The property has access via Bradford Avenue. The Erie Lackawanna Railroad runs along the northeast property line.

We would disagree that the developed portion on Lot 1 be identified as a CES, but would agree that the undeveloped portion on Lot 2 should be designated as a CES.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Little Falls Twp;

Data Source:**Staff Response:**

Not appropriate for cross acceptance. Site specific or individual parcel amendments should occur during plan endorsement. Additional information and /or mapping may be required to clarify.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	PASSAIC COUNTY	Item No.	3005
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Modify

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

CES Change: The property identified is known as Block 96, Lots 1-4.02, 5-8, 14-21 and 23-44 in the Township's tax records. The combined lot area of the lots is approximately 16.3 acres and it is located in the R-1B Zone, which permits single-family dwellings on minimum 9,000 square foot lots. The attached Land Use Map shows the extent of single-family residential development on the property with the balance remaining vacant. The property has access via Montclair Avenue and Meadow Drive. The Erie Lackawanna Railroad runs along the northeast property line.

We would Disagree that the developed portion be identified as a CES, but we would agree that the undeveloped vacant portion be identified as a CES.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Little Falls Twp;

Data Source:**Staff Response:**

Not appropriate for cross acceptance. Site specific or individual parcel amendments should occur during plan endorsement. Additional information and /or mapping required to properly determine CES designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	3007
Source:	County Report	Approved by OSG Director:	
NE #	7	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Delete

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

CES Change: The property identified is known as Block 123, a portion of Lot 9 and all of Lots 13 and 14 in the Township's tax records. These lots have a combined area of approximately 21.1 acres and are located in the B-1 General Business and LI Light Industrial Zones. This property is developed with multiple-family housing. It is designated as Medium-Density Multiple Family Residential on the 2002 Land Use Plan Map. The property has access via Van Ness Avenue. We would disagree that this property be identified as a CES because it is fully developed.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Little Falls Twp;

Data Source:**Staff Response:**

Not appropriate for cross acceptance. Site specific or individual parcel amendments should occur during plan endorsement. Additional information and /or mapping required to properly determine CES designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	4126
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 41, ORANGE NJ

Proposed Change:

CES

Delete

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

CES Change: The Weasel Brook and associated wetlands indicated on the map (near the Athenia Steel site) are incorrect. That portion of the stream is within a culvert and there are no wetlands.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Clifton City;

Data Source:**Staff Response:**

Not enough information submitted to determine. Additional information in the form of photos and/or mapping requested to properly determine existence of wetlands.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	PASSAIC COUNTY	Item No.	4127
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 41, ORANGE NJ

Proposed Change:

CES

Delete

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

CES Change: The mapped water body and associated wetlands adjacent to Route 3 near the Route 21 interchange is non-existent. A dam that had created the water body has been non-functioning for at least 12 years.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Clifton City;

Data Source:**Staff Response:**

Not enough information submitted to determine. Additional information in the form of photos and/or mapping requested to properly determine existence of wetlands.