



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agree Conditionally

General Topic:

County/NE Proposed Change to State Plan Section:

Change 6. Urban Revitalization to just Revitalization.

Rename Policy: The name of this policy should be changed from Urban Revitalization to Revitalization. Many of the policies and strategies listed in the SDRP are also applicable to towns and suburban areas that are not generally considered "urban". The SDRP should recognize that recent studies show that "first generation" or "inner ring" suburbs are experiencing many of the same problems that are occurring in our cities and urban areas.

Preliminary State Plan Section as Currently Proposed:

Statewide Policy 6. Urban Revitalization

Section in Existing State Plan:

Page 129 - Urban Revitalization

Additional Information Regarding Proposal:

Staff Response:

PROPOSED STATEWIDE ISSUE:

Instead of simply "Revitalization," we recommend inserting "Community Revitalization."

County's response March, 2007

Concur w. OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	8
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agree Conditionally

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

adding the words "and addressing"

"Assessing [and addressing] the social, environmental and economic impacts of proposed development within the region on cities and towns."

Preliminary State Plan Section as Currently Proposed:

1 Coordinating Revitalization Planning

Section in Existing State Plan:

Page 130

Last bullet under Policy 1 - Coordinating Revitalization Planning

o assessing the social, environmental and economic impacts of proposed development within the region on cities and towns.

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

Through Plan Endorsement: social, environmental and economic impacts of proposed development within the region and county on municipalities and towns will not only be assessed up front, but can be addressed.

County's response March, 2007

Concur w. OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	42
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agree Conditionally

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

2004 Preliminary Plan, Page 24 - New Policy 2, Environmental Justice

2004 Preliminary Plan, Page 24 - New Policy 2, Environmental Justice

New Policy #2. Last sentence reads Ensure that planning policies and regulations prevent disproportionate adverse exposure to environmental health risks, including fine particulate pollution, by communities where concentrations of minority, low-income, and/or youth populations reside that exceed the state average.

Preliminary State Plan Section as Currently Proposed:

Page 24

Ensure that planning policies and regulations prevent disproportionate adverse exposure to environmental health risks, including fine particulate pollution, by communities of color and low income communities.

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

The state is committed to ensuring Environmental Justice and believes the language currently contained in this portion of the State Plan adequately and accurately defines sets forth guidelines for avoiding the creation of a disproportionate impact on any segment of the state's population.

SOMERSET COUNTY'S RESPONSE:

The County concurs with the OSG's response. However, the County Planning Board requests that the OSG make information on methods that can be used for determining whether or not "disproportionate adverse exposure to environmental health risks" could result from planning policies and regulations available to planners, regulators and officials via its website.

County's response, March, 2007

Concur w. OSG

(However, objective methods/tools for evaluating situations to assure env. justice issues are avoided should be developed)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	3
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:

Assure consistency among wastewater management plans (WWMPs), the State Plan and endorsed plans. Expand on explanation and goal of Infrastructure Investment and Sanitary Sewer Systems.

2001 SDRP, P. 123 - Infrastructure Investment and Sanitary Sewer Systems

Proposed New Policies

Prioritize Resources for Sanitary Sewer Assessments and Investments in Targeted Growth Areas: Establish a working partnership among wastewater management and planning entities, sanitary sewer authorities, municipal, county and regional governments and the private development community to strengthen the linkages between wastewater management and land use planning and investment decisions. Target resources for the assessment and identification of sanitary sewer condition, capacity and needs in smart growth areas of the State (Planning Areas, 1, 2, Centers, Redevelopment Areas). Prioritize public and private infrastructure investments for system maintenance, repair, replacement and expansion within smart growth areas.

Assure Consistency among Waster Water Management Plans (WWMPs), the State Plan and Endorsed Plans: Provide for routine WWMP consistency review with the SDRP and with Local and County Master Plans, land use policies and capital budgets, and for routine periodic update of WWMPs that includes public involvement. Engage WWMP entities in the State Plan Cross-acceptance Process. The Updated SDRP and endorsed plans should take precedence over WWMPs and Sanitary Sewer Service Area Boundaries.

Standardize and Streamline the Waster Water Management Plan Update and Amendment Process: Develop and implement a standardized, timely, predictable process for amending WWMPs, including sewer service area boundaries, to promote greater consistency with the SDRP and endorsed plans, and to make the WWMP process more responsive to new state, local and regional regulations, plans and programs, including but not limited to stormwater mitigation planning, farmland preservation, C-1 stream corridor conservation planning, and Housing Elements/Fair Share Plans.

Preliminary State Plan Section as Currently Proposed:

26 Infrastructure Investments and Sanitary Sewer Systems

Section in Existing State Plan:

2001 SDRP, P. 123 - Infrastructure Investment and Sanitary Sewer Systems

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

STATEWIDE ISSUE

We recommend that the following be added to the State Plan: In developing priorities for state resource allocations

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

the state will take into account the assessment and identification of sanitary sewer conditions, capacity and needs in smart growth areas. Sewer service capacity should be taken into account in the same way that other infrastructure and environmental carrying capacities should be taken into account.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	6
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:

State and local site design and construction standards should support the use of "green building" technology. This proposal supports Green Building Technology through design and construction standard accommodations.

Proposed New Policy State and Local Site Design and Construction Standards Should Support the Use of Green Building Technology: The use of "green" building and site improvement design, technology and materials is encouraged by all sectors. State and local design and construction standards should accommodate and support the concepts of environmental sustainability, green building and site improvement design.

Preliminary State Plan Section as Currently Proposed:

31 Green Business

Section in Existing State Plan:

Page 129

31. Green Business

Promote the creation and expansion of businesses, such as remanufacturing and demanufacturing, that use raw materials from renewable sources (including recycled materials), generate minimal emissions through the use of renewable energy resources, and produce products that are either environmentally benign or that mitigate specific environmental problems.

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

Green Building Technology is supported by the goals of the State Plan. The use of "green" building and site improvement design, technology and materials is encouraged by all sectors. State and local design and construction standards should accommodate and support the concepts of environmental sustainability, green building and site improvement design.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:**County/NE Proposed Change to State Plan Section:**

Add the words - suburban and other targeted growth areas to the phrase "urban."

"Provide public facilities and services in urban, [suburban and other targeted growth]areas in an efficient manner to encourage growth, development and redevelopment in accordance with adopted plans"

Preliminary State Plan Section as Currently Proposed:

2 Revitalization Planning and Infrastructure

Section in Existing State Plan:

Page 130

2. Revitalization Planning and Infrastructure

Provide public facilities and services in urban areas in an efficient manner to encourage growth, development and redevelopment in accordance with adopted plans.

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

Clarifying this policy with this language, "Metropolitan and Suburban Planning Areas and Designated Centers" makes sense for the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	10
Source:	County Report	Approved by OSG Director	
Marie Hughes, Executive Director, The People Care Center, submitted a letter emphasizing the NE Item No. 0		Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Give support and assistance to non-profit and private community service providers in their efforts to provide vital community services. Seek to provide financial and other assistance to NFPs.

Proposed New Policy - Provide local, state and regional government assistance and support to non-profit and private community service providers in their efforts to provide vital human services that communities are dependent on: Assist non-profit service providers in addressing increasing office/facility rent, operation and administrative costs through innovative rental assistance and tax incentive programs, cost sharing and shared services.

Preliminary State Plan Section as Currently Proposed:

7 Land Use Regulations

Section in Existing State Plan:

Page 131

Modify land-use regulations to maximize the effectiveness of revitalization efforts.
Revitalization, Economic Development, Human Resource Development and Infrastructure

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

The State Plan supports non-profit and private community service providers in their efforts to provide vital human services on which communities depend.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Building design and placement should be transit friendly.

Building design and placement should be transit friendly. Projects should be designed to promote walking, biking, the use of transit services and other alternative modes of travel.

Preliminary State Plan Section as Currently Proposed:

6. Community Design

Section in Existing State Plan:

Page 131

6. Community Design

Include in all revitalization efforts community design guidelines that:

o promote mixed-use and public open space in redevelopment projects so that these areas are both attractive and functional for residents and businesses;

o establish design criteria to improve and enhance waterfront areas, corridors, neighborhoods and gateways;

o design and redesign buildings and neighborhoods to both improve public safety and facilitate community interaction;

o encourage compact, mixed-use redevelopment projects through master plans, zoning and other development regulations where they are compatible with the general character of surrounding areas;

o provide and maintain appropriate lighting that improves pedestrian movement and public safety;

o establish compatible design criteria for commercial facades, setbacks and streetscapes;

o encourage the creation of design facilitation teams drawn from public agencies and private groups to consult on development and redevelopment projects; and

o facilitate the inclusion of art work and quality aesthetics in all construction projects.

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

PROPOSED STATEWIDE ISSUE:

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

Transit friendly, including pedestrian, automotive, bike and rail are encouraged under the state plan.

SOMERSET COUNTY RESPONSE:

This recommendation was not included in Somerset County's Cross Acceptance Report. However, Somerset County supports OSG's response.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	12
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:

Use school construction and rehabilitation to initiate and anchor revitalization efforts. Add new policy to use new/rehab school facilities to anchor revitalization efforts.

o Use new/rehabilitated school facilities to initiate and anchor revitalization efforts. School facilities should be designed to provide for education as well as other community services.

Preliminary State Plan Section as Currently Proposed:

10 Education

Section in Existing State Plan:

Page 131

10. Education

Promote improvements in public education, while ensuring that responsibility is shared equitably by the state, its various jurisdictions and all citizens of the state, including investments to provide educational facilities and programs that ensure a thorough and efficient education. This includes:

- o investing in school facilities in accordance with school facility and local master plans;
- o supporting implementation of advanced technology;
- o providing special education services and programs to all eligible students and families;
- o providing development curricula to meet educational needs of urban student populations;
- o reducing racial and economic segregation in distressed urban schools;
- o providing all students, regardless of background or disability, with a rigorous program of core curriculum standards that define what all students should know and be able to do;
- o implementing early childhood services and demonstrably effective programs in districts with high concentrations of low income students; and
- o providing networking opportunities among public and private schools, nonprofit organizations, colleges and universities.

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

STATEWIDE ISSUE

The expenditure of public funds for public facilities, such as schools, must take into account how those funds could be leveraged to accommodate the needs of the community when those facilities are not used for the specific purpose for which they were intended. The leveraging of public funds for the benefit of the larger community allows for a) an efficient use of resources by reducing the need to expend tax dollars on separate facilities and b) creation of a sense of place that promotes neighborhood and community well-being. Moreover, the use of public facilities for community service helps to establish and/or reinforce an anchor for related development activities within the community.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	13
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:

add this clarifying phrase:

particularly in brownfield and greyfield redevelopment areas, as a way of making them more economically competitive with undeveloped areas.

Policy 16 - Infrastructure Policies

Target infrastructure investments, levels of service and pricing policies to encourage revitalization, [particularly in brownfield and greyfield redevelopment areas, as a way of making them more economically competitive with undeveloped areas.]

Preliminary State Plan Section as Currently Proposed:

16 Infrastructure Policies

Section in Existing State Plan:

Page 133

Policy 16 - Infrastructure Policies

Target infrastructure investments, levels of service and pricing policies to encourage revitalization.

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

We agree that the language, "Target infrastructure investments, levels of service and pricing policies to encourage revitalization, particularly in brownfield and greyfield redevelopment areas, as a way of making them more economically competitive with undeveloped areas." should be added to the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	14
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:

Add the words:
and maintain

2001 SDRP, Page 134,
Policy 21 Sewer Systems and Revitalization

Improve [and maintain] wastewater treatment and stormwater management systems where necessary to meet current standards and specified levels of service, including the separation of combined sanitary and storm sewer systems.

Preliminary State Plan Section as Currently Proposed:

21 Sewer Systems and Revitalization

Section in Existing State Plan:

2001 SDRP, Page 134,
Policy 21 Sewer Systems and Revitalization

Improve and maintain wastewater treatment and stormwater management systems where necessary to meet current standards and specified levels of service, including the separation of combined sanitary and storm sewer systems.

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

We agree that "Improve and maintain wastewater treatment and stormwater management systems where necessary to meet current standards and specified levels of service, including the separation of combined sanitary and storm sewer systems." should be incorporated.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	15
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Encouraging bike/pedestrian usage.

Encourage greater use of bike and pedestrian facilities: Enhance the usage, and improve the safety of bike and pedestrian mobility improvements through appropriate design, lighting and construction materials, and by locating these facilities to efficiently link residents and workers with transit services and destination areas.

Preliminary State Plan Section as Currently Proposed:

22 Transportation Improvements

Section in Existing State Plan:

Page 134

22. Transportation Improvements

Promote transportation improvements to further revitalization, maximizing opportunities for affordable and convenient access to public transportation services both within revitalizing communities and between revitalizing communities and the larger region, and building upon economic and housing redevelopment potential. Locate intercept parking facilities at the edge of town, with reliable transit links into downtown and to major attractions.

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

STATEWIDE ISSUE

The county recommendation is consistent with the State Plan policy on transportation improvements and is a further refinement of it.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	16
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:

Encourage innovative partnerships to create affordable housing. Expand partnerships beyond NFPs.

Use Innovative Partnerships to Create Affordable Housing: Encourage partnerships between the nonprofit, private and public sectors; as well as among multiple jurisdictions, to promote the construction of affordable housing units.

Preliminary State Plan Section as Currently Proposed:

30 Nonprofit Housing Sponsors

Section in Existing State Plan:

Page 135

30. Nonprofit Housing Sponsors

Encourage nonprofit housing sponsors as a means to developing a range of reasonably priced housing choices.

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

The high cost to supply housing and the resulting high cost for homeowners and tenants to afford housing is a critical deterrent for residing in New Jersey for many individuals and families. It is in the state, local and private sector interest to explore and advance methods to keep housing costs affordable. To that end, partnerships with non-profits, tax incentives, efficient building practices and other similar activities are encouraged and should be promoted throughout the state.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	17
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:

Regional Contribution Agreements pursuant to the COAH Rules exacerbate the concentration of low-and moderate-income households in distressed municipalities.

The RCA provision of the COAH Substantive Rules that allows the transfer of up to 50% of a municipality's Affordable Housing obligation to another jurisdiction is inconsistent with SDRP Policy 31 - "Reverse the trend toward large concentrations of low-income households in municipalities experiencing distress, including those disproportionately occupied by racial minorities, by creating and affirmatively marketing low-income housing opportunities in less distressed neighborhoods and communities, while selectively demolishing vacant, obsolete housing for parks, community gardens r housing expansion, and development of market rate housing." COAH's rules would have to be modified so that RCA transfers to communities with proportions of low-income minority populations that exceed the regional average would not be permitted in order to be consistent with this SDRP Policy.

Preliminary State Plan Section as Currently Proposed:

31 Low-Income Housing Housing Opportunities

Section in Existing State Plan:

Page 135

31. Low-income Housing Opportunities

Reverse the trend toward large concentrations of low-income households in municipalities experiencing distress, including those disproportionately occupied by racial minorities, by creating and affirmatively marketing low-income housing opportunities in less distressed neighborhoods and communities, while selectively demolishing vacant, obsolete housing for parks, community gardens or housing expansion, and development of market rate housing.

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

Municipalities have a broad range of options available to meet their affordable housing obligations in a manner that is consistent with the character of the community. Additionally, pro-actively trying to meet affordable housing goals should be an integral part of local planning. Meeting that obligation within the community should be a primary aim of the municipalities. RCA's should be available only if a municipality demonstrates that it cannot adequately provide for affordable housing options within the community.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	20
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Expand the reasons for walking and biking - health, revitalize neighborhoods,

Maximize Opportunities for Walking and Biking: Encourage walking and biking as healthy alternatives to driving, and use pedestrian and bikeway facility investments to enhance and revitalize neighborhoods. Prepare and implement bicycle and pedestrian plans. Emphasize the inclusion of well-designed, safe bicycle and pedestrian linkages within and among neighborhoods, commercial/employment centers and open space areas.

Preliminary State Plan Section as Currently Proposed:

13 Mobility and Access

Section in Existing State Plan:

Page 140

Transportation

Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.

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

Specific recommendations that enhance transportation and smart growth policies to encourage walkable communities should be included in the State Plan,, as recommended by the above county, because it is they are compatible with the overall direction of the Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	21
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Provide Transportation Opportunities for all Members of the Community:

This expands the reasons for creating multimodal transportation options to better serve teens and elderly.

Provide Transportation Opportunities for all Members of the Community: Provide increased travel options for people who may not have the ability to own/drive automobiles, such as teenagers and the elderly. Prioritize investment in multimodal transportation options in towns, Centers and urban areas. Provide improvements that create and enhance multi-modal connections.

Preliminary State Plan Section as Currently Proposed:

12 Transportation Systems Integration

Section in Existing State Plan:

Page 142

12. Transportation Systems Integration

Complete intra- and inter-modal transportation linkages and facilities to ensure that the various systems work together as a unified, integrated, comprehensive and efficient network.

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

This suggestion clarifies the policy and should be added.

Provide Transportation Opportunities for all Members of the Community: Provide increased travel options for people who may not have the ability to own/drive automobiles, such as teenagers and the elderly. Prioritize investment in multimodal transportation options in towns, Centers and urban areas. Provide improvements that create and enhance multi-modal connections.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	22
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Capacity expansion of the transportation system is supported particularly for substandard facilities where safety enhancements will result.

Expanding the description of this policy.

The maintenance and repair of the existing transportation network is the highest transportation priority. In addition, capacity expansion of the transportation system is supported particularly for substandard facilities where safety enhancements will result. The implementation of new technologies that will make the existing transportation system safer; more efficient; address growing travel demand; and provide more transportation options is encouraged.

Preliminary State Plan Section as Currently Proposed:

1 Transportation Maintenance and Repair

Section in Existing State Plan:

Page 140

1. Transportation Maintenance and Repair

The maintenance and repair of the existing transportation network is the highest transportation priority.

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

STATEWIDE ISSUE

The above recommendation is compatible with the State Plan, which promotes the maintenance and repair of the existing network.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	23
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Expanding the description of this policy.

o Improvements that promote system usage for intra-state trips, especially realizing the potential of the major transfer facilities and connecting the rail [and bus systems] to important in-state traffic generators.

o Improvements that foster mobility within developed [urban] areas; [as well as dense suburban areas,] and that link neighborhoods [with employment centers] for example, intra-city [and intra-suburban transit].

Preliminary State Plan Section as Currently Proposed:

2 Public Transportation Priorities

Section in Existing State Plan:

Page 140

Policy 2 - Transportation Priorities

o 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 in-state traffic generators.

o Improvements that foster mobility within developed areas and that link neighborhoods, for example, intra-city transit.

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

STATEWIDE ISSUE

The county recommendation is compatible with State Plan, which seeks to promote transit usage within the state.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	24
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Adding bicycle and pedestrian modes to description.

Establish a working partnership between transportation agencies, municipal, county and regional governments and the private development community to strengthen the linkages between land use planning and transportation planning for all modes of transportation including mass transit, highways, rail, aviation, [bicycle, pedestrian,] passenger ferry service and port facilities.

Preliminary State Plan Section as Currently Proposed:

4 Integration of Land Use and Transportation Planning

Section in Existing State Plan:

Page 140

4. Integration of Land Use and Transportation Planning

Establish a working partnership between transportation agencies, municipal, county and regional governments and the private development community to strengthen the linkages between land use planning and transportation planning for all modes of transportation including mass transit, highways, rail, aviation, passenger ferry service and port facilities.

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

STATEWIDE ISSUE

The county recommendation is compatible with the State Plan, which seeks to encourage and strengthen the linkage between transportation and land use planning.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	25
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Expanding the description of this policy with "and trip generators such as shopping, recreational and cultural opportunities."

Use appropriate transportation connections to link places of residence with those areas of growing employment opportunities [and trip generators such as shopping, recreational and cultural opportunities.]

Preliminary State Plan Section as Currently Proposed:

21 Labor Markets

Section in Existing State Plan:

Page 143

21. Labor Markets

Use appropriate transportation connections to link places of residence with those areas of growing employment opportunities identified in the State Plan.

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

We agree that this suggestion should be added to the Plan.

Use appropriate transportation connections to link places of residence with those areas of growing employment opportunities and trip generators such as shopping, recreational and cultural opportunities.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	26
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Add verbiage to #2 bullet

Promote the coexistence of passenger and freight services wherever possible.

o Encouraging the movement of goods by rail and inland waterway to and from the ports and elsewhere, while balancing the needs of other users. [Promote the coexistence of passenger and freight services wherever possible.]

Preliminary State Plan Section as Currently Proposed:

23 Goods Movement

page 27-28

Revised Policy #23: Goods Movement

Enhance the movement of goods into, out of, through, and within New Jersey by strategically investing in a comprehensive multi-modal network that supports local, regional, interstate, and global commerce, including, where appropriate:

#2 Bullet

o Encouraging the movement of goods by rail and inland waterway to and from the ports and elsewhere, while balancing the needs of other users.

Section in Existing State Plan:

(page 143-144)

23. Goods Movement

Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce, including, where appropriate:

#2 bullet encouraging movement of goods by rail to and from the ports and elsewhere, while protecting current and future passenger use on available rights of way;

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

We agree that this suggestion should be added to the Plan.

o Encouraging the movement of goods by rail and inland waterway to and from the ports and elsewhere, while balancing the needs of other users. Promote the coexistence of passenger and freight services wherever possible.

The River Line light rail line is a good example of this.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	27
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:

Promote the Transition to Clean, Renewable Energy

Promote the Transition to Clean, Renewable Energy: Support the development and use of transportation technologies that use clean and renewable energy sources (other than fossil fuels). Facilitate a transition from traditional fossil fuel powered vehicles to vehicles powered by clean and renewable energy sources in the marketplace.

Preliminary State Plan Section as Currently Proposed:

Statewide Policy 10. Air Resources

Section in Existing State Plan:

Page 146

Air Resources

Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.

This is also touched on page 147, # 4. Carbon Monoxide Hot Spots and Ozone use of clean, renewable, alternative forms of energy and development or redevelopment activities within the affected areas

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

The SDRP already supports the transition to clean, renewable energy. The heading to Statewide Policy 10 (p. 146 of existing plan) indicates that the plan supports "clean, renewable fuels." Policy #6 under this heading (p. 147) directs that the plan "Promote government policies that support the reduction of acid rain, global warming, ozone depletion, sea level rise and other pollutant transport mechanisms. . . " the only practical way to achieve these reductions is through a transition to clean, renewable energy, since these problems are largely associated with fossil fuel combustion. A sentence or phrase may be added to Policy #6 to make it clear that reductions in these problems should be achieved at least partially through the use of renewable / alternative fuels.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	28
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:

Enhance the Coordination of School Facility and Land Use Planning:

Enhance the Coordination of School Facility and Land Use Planning: Establish an institutional framework that will engage the State Department of Education, County and local School Districts, Board of Education and educators in the State Plan Cross-acceptance Process and the county and municipal master plan process. Promote the consistency of School program and facility plans and capital budgets with the State Plan and endorsed plans.

Preliminary State Plan Section as Currently Proposed:

1 Intergovernmental Coordination

Section in Existing State Plan:

Page 147

1. Intergovernmental Coordination

Coordinate the planning efforts of agencies that manage and protect land, water and other environmental resources to ensure consistency among plans and that the cumulative effects of development and redevelopment do not degrade water quality and supply.

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

It is critical to the advancement of smart growth planning to insure that local school plans are compatible with the State Plan and locally endorsed plans. School boards often make decisions independent of any municipal-wide land use planning process with the result that the local planning process often reacts to and is impacted by the decisions of the school board. School locations, when properly coordinated with local land use plans, can play an integral role in creating safe, walkable and “user-friendly” neighborhoods which reduce the reliance on the automobile to access the school site. Also, balancing proposed development with current or expected school capacity can avoid the problems created by overcrowded or inadequate school facilities. Conversely, better coordination between school boards and local governing bodies can also serve to better inform the long-term capital plans of school districts by adequately informing the districts of impending development.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	30
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:

Integrate state, regional and local land use and water management planning among all three jurisdictional levels

As written, it is unclear what is meant by Integrate state, regional and local land use and water management planning among all three jurisdictional levels to avoid surface and ground water degradation due to the cumulative effects of point and non-point source pollution.

Additional Proposed Language - Promote coordinated planning among all jurisdictional levels in order to address stormwater quality and quantity/runoff issues as part of a comprehensive water resource management approach in all watersheds

Preliminary State Plan Section as Currently Proposed:

2 Integration of Water Quality and Land Use Programs

Section in Existing State Plan:

Page 147

2. Integration of Water Quality and Land-use Programs

Integrate state, regional and local land-use and water-management planning to avoid surface and ground water degradation due to the cumulative effects of point and nonpoint source pollution.

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

We agree that the proposed additional language will help clarify what is meant within Policy #2. Underlying Policy #2 is the fact that watershed boundaries do not normally coincide with political boundaries, and consequently the protection of water resources requires intergovernmental coordination. The proposed additional language for Policy #2 will make this clear.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	32
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:

Coordinate regional flood and stormwater management planning initiatives.

Change language for policy 21, Regional Stormwater Management

Proposed Substitute Language: Coordinate regional flood and stormwater management planning initiatives.

Promote the implementation of comprehensive, coordinated, and efficient flood and stormwater management strategies.

Preliminary State Plan Section as Currently Proposed:

Flood Control

Section in Existing State Plan:

Page 150

21. Regional Stormwater Management

Encourage regional flood and stormwater management planning and where appropriate the creation of regional control facilities to minimize the proliferation of on-site basins.

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

STATEWIDE ISSUE

The proposed language from the county recommendation, while similar to the existing language, expands on the policy.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	33
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:

Use Environmental Restoration Initiatives to Help Revitalize Communities:

Proposed New Policy - Use Environmental Restoration Initiatives to Help Revitalize Communities: Identify and prioritize resources for planning and implementing environmental restoration initiatives for significantly disturbed areas with unique characteristics such as quarries, industrialized river corridors, vacated flood hazard areas and other areas that have been adversely impacted by development or human activity, and for which a return to natural conditions is appropriate and consistent with the SDRP and endorsed plans. Prioritize environmental restoration initiatives that will remediate environmental equity issues in urban areas. Use environmental restoration to jump-start community revitalization and redevelopment in growth areas.

Preliminary State Plan Section as Currently Proposed:

Statwide Policy 12. Open Lands and Natural Systems

Section in Existing State Plan:

Page 151

Open Lands and Natural Systems

Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.

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

By restoring disturbed features of the natural environment, places are made more attractive for growth. Attractive, intact features of the natural environment can make a location more enticing and enjoyable as a place to live or work and therefore a feature such as a restored riverfront can serve as an engine of economic growth.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	35
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:

Expand list of open space acquisition priorities.

Add new priorities

Funds for the acquisition of open space and farmland retention should be used for the following features (not listed in order of priority):

- o Critical Environmental Sites
- o greenbelts that define Centers;
- o greenways;
- o land containing areas of significant agricultural value, recreation value, scenic value or with environmentally sensitive features;
- o land needed to meet existing and future needs for active recreation;
- o parks, plazas and public spaces in urban areas that enhance community character and support redevelopment efforts;
- [o Threatened and Endangered Species Habitat, intact and of appropriate critical mass to sustain the intended species;
- o open space lands intended to accommodate stormwater and wetlands mitigation projects pursuant to NJDEP's Stormwater Management and Wetlands Regulations;
- o agricultural lands located within adopted local PIG project areas, County and State Agricultural Priority Areas; and
- o water-front areas and undeveloped lands adjoining and buffering public water supply sources]

Preliminary State Plan Section as Currently Proposed:

1 Open Space Acquisition Priorities

Section in Existing State Plan:

Page 152

1. Open Space Acquisition Priorities

Funds for the acquisition of open space and farmland retention should be used for the following features (not listed in order of priority):

Critical Environmental Sites;
greenbelts that define Centers;
greenways;
land containing areas of significant agricultural value, recreational value, scenic value or with environmentally sensitive features;
land in agricultural production that achieves other open space goals;
land needed to meet existing and future needs for active recreation; and
parks, plazas and public spaces in urban areas that enhance community character and support redevelopment efforts.

Additional Information Regarding Proposal:

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	35
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

Staff Response:

STATEWIDE ISSUE:

Although each one of these objectives serves, in some way, may further the goals of center-based development and environmental protection, farmland preservation is not necessarily synonymous with open space preservation. The open space priority list will be differentiated from farmland preservation priority.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	37
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:

Policy 30, Public Acquisition of Forest Resources

Change wording of policy - [Encourage the preservation] of forest resources that serve an overriding public purpose for public use and preservation [through public acquisition, conservation easements and other mechanisms.]

Preliminary State Plan Section as Currently Proposed:

Forested Areas

Section in Existing State Plan:

Page 156 - Policy 30, Public Acquisition of Forest Resources

Acquire forest resources that serve an overriding public purpose for public use and preservation.

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

It is appropriate to prioritize the public acquisition of resources, so that public funds are first spent on those resources that provide the greatest benefit.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	39
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:

Move Toward a Regional Sustainable Energy Framework:

Proposed New Policy - Move Toward a Regional Sustainable Energy Framework: Encourage the use of clean and renewable energy resources in transportation; production; building heating and cooling systems. Provide economic incentives to promote research, development and production of renewable energy resources and technologies in the State.

Preliminary State Plan Section as Currently Proposed:

Statewide Policy 13. Energy Resources

Section in Existing State Plan:

Page 156

Energy Resources

Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.

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

The SDRP already supports the transition to clean, renewable energy. The heading to Statewide Policy 10 (p. 146 of existing plan) indicates that the plan supports "clean, renewable fuels." Policy #6 under this heading (p. 147) directs that the plan "Promote government policies that support the reduction of acid rain, global warming, ozone depletion, sea level rise and other pollutant transport mechanisms . . . " the only practical way to achieve these reductions is through a transition to clean, renewable energy, since these problems are largely associated with fossil fuel combustion. A sentence or phrase may be added to Policy #6 to make it clear that reductions in these problems should be achieved at least partially through the use of renewable / alternative fuels.

SOMERSET COUNTY'S RESPONSE:

The County Planning Board strongly supports modifying one of the existing policies to integrate a sustainable energy framework, which is under consideration according to OSG's response. The updated SDRP should include stronger policies that encourage increased research, development and production of renewable energy resources and technologies in New Jersey. The need to develop more sustainable energy sources in New Jersey is vital to the State's economy and quality of life, and is underscored by recent escalation of gasoline prices, increased global demand for fossil fuels and projected long-term global shortages. Somerset County continues to support its related proposed policy recommendation included on Page 76 of Somerset County's Final Cross Acceptance Report, "Promote the Transition to Clean Renewable Energy", through which the State Plan should encourage and "facilitate a transition from traditional fossil fuel powered vehicles to vehicles powered by clean and renewable



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	39
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

energy sources in the marketplace." Not only is this policy consistent with the State Plan's Air Resources Policies, it supports fossil fuel conservation and the use of alternative energy technologies.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	40
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:

Reduce the Impacts of Contaminated Sites on Water Supply and Natural Systems:
Adding new policy under Brownfield and Contaminated Sites

Reduce the Impacts of Contaminated Sites on Water Supply and Natural Systems: Identify and prioritize the cleanup of brownfield sites that are impacting, or threaten to impact surface and ground water, particularly potable water resources; increase the risk of human exposure to hazardous substances, or have existing or potential health and safety impacts to current and/or future residents and workers. Also prioritize the clean-up brownfields and contaminated sites that are a threat to natural areas such that their ecological, open space or recreational value; or future development potential may be undermined.

Preliminary State Plan Section as Currently Proposed:

Brownfields and Contaminated Sites

Section in Existing State Plan:

Page 158

14. Waste Management, Recycling and Brownfields

Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.

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

STATEWIDE ISSUE:

Groundwater is one of the factors in prioritizing the redevelopment of brownfields.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	54
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

County/NE Proposed Change to State Plan Section:

Historic & Cultural Site (HCS) Issues:

Historic & Cultural Site (HCS) Issues: There is a consensus among the County and its municipalities that HSC overlays be distinguished as a separate SPPM feature from CESs, and be shown in all Planning Areas within which they exist. Regulations, policies and preservation strategies that apply to historic and cultural sites differ significantly from regulated environmental features such as C-1 streams, wetlands and 100-year floodplains.

Recommendations: Create a comprehensive dataset of historic and cultural sites that is linked to the SPPM - HCS Overlays should be shown on the SPPM in all Planning Areas, or included in an HCS dataset that is linked to the State Plan. This information will enable the coordination of planning and implementation initiatives that affect historic and cultural sites at all levels of government, as well by private and non-profit stakeholders. Historic sites and districts, as well as cultural facilities and other tourism attractions can play a major role in urban revitalization. Historic districts have a vital role in preserving significant rural landscapes, scenic corridors and greenways. Adaptive re-use of historic sites for cultural and arts purposes should be encouraged in the State Plan. Scenic corridors, historic districts, and historic sites that are open to the public, including battlefields and bridges, which are included on the State and National Registers, should be delineated as HCS Overlays on the SPPM or included in a HCS dataset linked to the State Plan. The GIS HCS data included in the Somerset County Planning Board's PSPPM Amendment Dataset represents the most accurate GIS mapped information on HSC site overlay features currently available for Somerset County for use in updating the State Plan. The OSG and counties should work with SHPO in the future to develop a GIS-based dataset that is consistent with the SHPO Historic Resource Database and which can serve as a future comprehensive statewide GIS HCS dataset that is linked to the SPPM. If the SPPM's HCS Overlay is to exist as a GIS dataset that is linked to the SPPM, appropriate language to accommodate this change should be included in the State Plan.

Preliminary State Plan Section as Currently Proposed:

14 Identification of Historic, Cultural and Scenic Resources

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE:

HCS and CES are distinguished as separate features in the SPPM. HCS are shown in all planning areas on the map for informational purposes in order to highlight the need to preserve these resources.

Only historic places listed in the New Jersey or National Registers of Historic Places will be illustrated on the SPPM.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	55
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

County/NE Proposed Change to State Plan Section:

Sanitary Sewer Service Area Issues

- o The Lack of coordination among the State Plan; Waste Water Management Planning and Amendment Process; and DEP regulatory framework has generated a number of SPPM issues during Cross-acceptance. Sewer service areas are interpreted as being "etched in stone" by many municipalities. They are sometimes averse to attempting to change sewer service boundaries despite changes in local and regional land use planning and preservation goals and priorities, because of the protracted process and extended time period it would involve. As such, some municipalities are hesitant to pursue SPPM amendments or zoning changes to be more consistent with short- and long-term local and regional preservation, development or redevelopment goals when conflicts with pre-existing sewer service area designations would result.
- o Developers and landowners appear to give more weight to sewer service area designation than to applicable State Plan, local master plans and zoning ordinances when making real estate investment or development decisions. Often inclusion within a sewer service area "trumps" the State Plan and local master plans and zoning designation for a site. It also subjects a site to Fast Track Permitting regardless of what Planning Area it is in. In effect, Sewer Authorities have an extraordinary (and inappropriate) degree of control over land use.
- o The Sewer Service Area maps and GIS datasets should distinguish between "existing" and "approved future" sewer service areas. It is our understanding that NJDEP's policies on "approved future" sewer service areas have changed, so that they are no longer in effect. Clarity on NJDEP's policies with regard to "existing" versus "approved future" sewer service areas and the relationship of these service area categories to the SPPM is needed. The sewer service area criteria and policies associated with the various Planning Areas and how they are delineated should be refined to reflect this distinction.
- o Many WWMP decisions date back decades. The WWMP process should be more responsive to new environmental data, new local and regional and use priorities and changes in other state and regional regulations and programs. There is little interaction between local and county planning boards, WWMP entities and sanitary sewer authorities operating within common jurisdictional areas. Local and regional land use decisions often are made without adequate information about sewer system collection and treatment system location, capacity and condition. A serious need for comprehensive, updated, accurate GIS data for sanitary sewer service areas, treatment facilities and collection systems has been identified in Somerset County during Cross-acceptance. This information is also needed to integrate wastewater, storm water, "point" source pollution and land use management into comprehensive water supply protection strategies for jurisdictions and watersheds. Inter-agency partnerships and funding sources are needed to collect and compile this information into GIS datasets that are shared with the public. The existing sanitary sewer permitting and hook-up fee structure should be reviewed for funding opportunities for use in data development and maintenance.
- o The geography of WWMP regions often does not conform to county or local jurisdictional boundaries.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	55
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

Fragmentation of sewer service areas among counties, municipalities and watersheds make it very difficult to coordinate land use, wastewater and water supply management planning and policy-making. The DEP has not adequately maintained or shared the accurate, updated and detailed sanitary sewer service information needed to facilitate the coordination of land use and sewer facility planning in this fragmented jurisdictional and geographic environment.

o Most sewer authorities and WWMP entities are not subject to the new BPU Main Extension Rules that are linked to the State Plan. Most sewer extension permits are granted on a first-come, first-serve basis, or contractual arrangements that date back decades, rather than on smart growth land use planning or environmental considerations. Stronger mechanisms that would enable the allocation of remaining sewer service capacity to support redevelopment and center-based growth rather than Greenfield (sprawl) development in rural areas are needed.

o There are cases where existing or proposed publicly owned facilities which require sanitary sewer service are located within PA 5 but are not within designated centers. The County Planning Board recommends that each situation should be evaluated on a case-by-case basis. However, the County recommends that public sanitary sewer extensions be permissible in these unique situations provided the service areas are adjacent or within reasonable distance of existing lines, are tightly controlled by metes and bounds descriptions and incorporate capacity limits with respect to the facility in question.

Recommendations: Develop an accurate, detailed, statewide sanitary sewer service and facility dataset that is linked to the SPPM. The SPPM should take precedence over WWMPs in shaping land use policy, and should be used to guide infrastructure investment- Enhanced coordination among land use and wastewater management plans and regulations is needed at all jurisdictional levels. Comprehensive, updated GIS Information on the location, condition and capacity of sanitary sewer infrastructure and service area boundaries should be linked to the SPPM. State resources and programs for addressing needed system expansions and repairs in targeted growth areas must be developed. A new framework for coordinating planning, policies and capital investments among wastewater management planning entities, sewer authorities, water supply entities, and various jurisdictions is needed. The relationship between “existing” and “approved future” sewer service area plans and policies with the SPPM should be made clear in the SDRP. The updated SDRP and associated SPPM should take precedence over and guide Sanitary Sewer Service Planning, Policies and Investments.

Preliminary State Plan Section as Currently Proposed:

Water Supply Management

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE:

DEP has jurisdiction over the mapping of sewer service areas. The 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



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	55
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation: Agreement	

extent that they are known.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	57
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:**County/NE Proposed Change to State Plan Section:**

Coordination of Storm water Management, Water Supply Planning and the SPPM

Recommendations: Use the SPPM to help coordinate land use, storm water management and water supply planning - Flexibility in PA policies is needed to accommodate wetlands mitigation, storm water mitigation, storm water management and water supply protection. PA delineation criteria should address these needs. The duality of purpose of public open space acquisition has also grown in response to new state regulations, and storm water and wetlands mitigation should be included as public open space acquisition priorities in the SDRP.

Dedicated Public Water Supply Resources: State-owned publicly dedicated water supply lands and other public and quasi-public potable water supply sources are not consistently identified on the PSPPM. It is important that GIS datasets identifying the location of important potable water supply sources be linked directly to the SPPM. Recommendations: Show dedicated public water supply lands as a new open space PA category - Publicly dedicated water supply lands should be shown as proposed new PA 9 Open Space Category on the SPPM. The delineation of PA boundaries, the identification of Centers and the location of growth areas should be protective of the State's potable water supply resources. The linkage between water supply planning and land use planning - at the state and local levels must be strengthened. Better coordination between land use and water supply planning, particularly among jurisdictions that traverse multiple watersheds where water supply constraints exist and/or where intra-basin transfers are involved should be encouraged. A comprehensive GIS dataset containing appropriate information about public wells and related features, such as wellhead protection areas, should also be developed and linked to the SPPM.

Preliminary State Plan Section as Currently Proposed:

26 Infrastructure Investments and Sanitary Sewer Systems

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The the County's proposed language is similar to the existing language and acceptable.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	58
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

County/NE Proposed Change to State Plan Section:

Parks and Open Space (PAs 6, 7, 8 and proposed new PA 9):

Parks and Open Space (PAs 6, 7, 8 and proposed new PA 9): This is another component of the SPPM that is subject to on-going change as progress is made by the State, counties and municipalities in implementing their park, recreation and open space plans. The availability of complete and accurate open space data is important when preparing the impact assessment for the draft updated SDRP; build-out analyses at various jurisdictional levels; and for tracking progress in achieving open space preservation goals.

Another issue is whether or not parks and open space should be categorized as Planning Areas or Overlays on the SPPM. As the preservation goals associated with PA5 are achieved, acreage has shifted from PA5 to PA6, 7 and 8. PA5, in particular, has been reduced in size, and become fragmented; and in some areas it, no longer meets the delineation criteria. However, environmental protection and open space preservation remains the overarching goal for the remaining PA5 lands in these communities. Smaller boroughs and towns should not be at a disadvantage in competing for scarce open space acquisition funding because they are unable to identify areas targeted for preservation as PA5 on the SPPM because they do not meet the one square mile rule.

Recommendations: Create a comprehensive dataset of permanently preserved open space that is linked to the SPPM. The OGIS, counties, DEP and OSG should work together to develop and maintain a comprehensive statewide GIS open space dataset, in coordination local jurisdictions, private and non-profit land preservation entities, which is linked to the SPPM. In the meantime, the data representing new and revised PA 6, 7, 8, and 9 in the County Planning Board's PSPPM Amendment Dataset represents the most accurate and complete open space data, based on State Plan criteria, currently available for use in updating the SPPM.

It is also recommended that the acreage associated with PAs 6, 7, 8, and proposed new PA9 that adjoins PA5 be included with remaining PA5 when addressing the one square mile SPPM mapping criteria. Flexibility in applying the one square mile delineation criteria when mapping PA5 areas on the SPPM is needed since there are growing instances locally significant open space areas targeted for preservation are smaller than a square mile.

A long-term solution may be for PAs 6, 7, 8, and proposed new PA9 to be converted to Overlay features on the SPPM. This would require a comprehensive, statewide re-mapping of the underlying PA boundaries, which should be accomplished within the framework of the next Cross-acceptance process (CA IV).

Preliminary State Plan Section as Currently Proposed:

Parks and Natural Areas

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE

All open space and park lands that have been permanently dedicated for public benefit will be reflected on the

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	58
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

SPPM as Parks. Parks and open space are constantly being added to the State and it is difficult for the Office of Smart Growth to keep it up to date. Cross Acceptance allows counties and municipalities to ensure that all open space and parks are correctly reflected on the SPPM

OSG requests further information concerning the 'linkage' concept as the term has many meanings. The plan mapping already is linked to many other GIS files in that they are used as resources in mapping and updating the mapping of the plan. Linking other state agency datasets to the SPPM in a direct way would be very difficult to coordinate given the complexity of the task, each 'linked' file's update cycle and the current level of resources at the Office of Smart Growth.

The Preliminary Plan retains any areas of significant PA5 acreage that have been fragmented by the introduction of newly mapped parkland. However, many areas of less than 2 acres have been merged with other adjoining Planning Areas. The character of the adjoining areas was also considered when making these designations. We will continue to identify all known park areas.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	59
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

County/NE Proposed Change to State Plan Section:

Transit Village/Redevelopment Areas:

Transit Village/Redevelopment Areas: Adopted redevelopment and revitalization areas; State designated Transit Villages; Urban Enterprise Zones; Urban Aide Municipalities; Technology Empowerment Zones; and TDR receiving areas are currently not shown on the Preliminary SPPM. These special areas are unique from other PA1 and 2 areas, and designated centers in general, in that they are specifically targeted for growth, redevelopment and/or revitalization. These areas, along with PAs 1, 2 and centers, are uniquely affected by several recently adopted State regulations, policies and programs, including the new Smart Growth/fast Track Permitting Bill, BPU Extension Rules, TDR Legislation, NJEDA Brownfields Redevelopment Programs, and the Highlands Act. The SPC has requested that information on redevelopment areas be included in County Cross-acceptance Reports. However, the County Planning Board does not currently have access to a comprehensive GIS dataset of Redevelopment Areas in the County. Time and resource constraints during Cross-acceptance have precluded the Planning Board from completing this GIS initiative.

Recommendations: Create a new statewide GIS dataset for adopted redevelopment, revitalization areas, TDR Receiving Areas and Transit Oriented Developments and other special designation areas that is linked to the State Plan. A list of redevelopment areas has been included in the County Cross-acceptance Report. A geographical area has not been defined for proposed Transit Oriented Villages or TDR Receiving Areas in the County. Other special designation area categories such as Urban Enterprise Zones, although not currently present in Somerset County, should be included in the statewide dataset.

Preliminary State Plan Section as Currently Proposed:

Revitalization and Comprehensive Planning

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE:

The State Planning Commission is generally in favor of mapping relevant datasets with the understanding that the GIS files must be created and maintained by their originators.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	63
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

General Topic:

County/NE Proposed Change to State Plan Section:

The population and employment numbers are inconsistent.

Preliminary State Plan Section as Currently Proposed:

Appendix A. Population, Employment, Other Stats

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

PROPOSED STATEWIDE ISSUE:

We agree that the original population and employment numbers supplied by the NJTPA are inconsistent. NJTPA has revised their numbers to reflect what the county submitted.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	1
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:

They want OSG to evaluate all state agency programs and funding incentives as they relate to the policies put forth in the SDRP to determine impacts and identify improvements to programs.

Monitor state agency implementation of the SDRP.

Recommendation - Monitoring of State Agency Implementation of the SDRP: The Office of Smart Growth should systematically identify and evaluate all of the State Agency programs, policies, funding incentives and regulations that support the implementation of each of the SDRP Policies contained in the SDRP. The OSG should determine the extent to which these programs are sufficient, can be enhanced, or are contradictory to the corresponding SDRP Policies. The OSG should work with each State Agency to identify improvements to their programs, policies and regulations that would strengthen consistency with, and implementation of the SDRP. The results of this work should be documented in a Report that is updated every three years, to track progress in State Agency implementation of the SDRP.

Preliminary State Plan Section as Currently Proposed:

8. Ensure Sound and Integrated Planning and Implementation Statewide

Section in Existing State Plan:

Page 96

Goal #8: Ensure Sound, Integrated Planning and Implementation Statewide

Strategy

Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.

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

This is a good idea, historically the role of OSG has been as a consensus builder and negotiator. Currently indicators examine where the state stands in relations to where we might have gone, systematic examination of programs and funding has been performed to date. However this is something that needs to be done post Cross Acceptance.

County's Response - March, 2007

Concur w. OSG.

Friday, May 18, 2007

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

(SCPb continues to support its recommendation).



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Strengthen coordination of land use and utility planning:

Essentially they are asking for the SDRP to encourage public, semi-public and private share data related to utility infrastructure.

2001 SDRP, P. 120 - Capital Planning and Budget Coordination

Proposed New Policy: Strengthen Opportunities for Coordinated Land Use and Utility Planning: Create a new local and regional institutional framework through which better coordination of land use and utility infrastructure planning and investment decisions can take place. Coordinate the development and sharing of data and information among public, semi-public and private land use planning and utility infrastructure planning and management professionals to support sound, coordinated land use and infrastructure planning and investment decisions. Promote the standardization of the utility system data and information collected and maintained by utility infrastructure entities. Include accurate information about utility infrastructure system location, condition, capacity and needs. Provide opportunities for public involvement in utility infrastructure planning and investment decisions, especially those affecting local and county jurisdictions.

Preliminary State Plan Section as Currently Proposed:

Capital Planning and Budgeting Coordination

Section in Existing State Plan:

2001 SDRP, P. 120 - Capital Planning and Budget Coordination.

This would add a new policy.

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

This is a recommendation for the Office of Smart Growth to consider, but does not directly affect adoption of the State Development and Redevelopment Plan.

County's Response - March, 2007

Concur w. OSG

(Should be accomplished through County/Regional Plan Endorsement Process)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	2
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:

Statewide Coordination and Standardization of GIS Data Development

Recommendation Statewide Coordination and Standardization of GIS Data Development: The NJ Office of GIS (OGIS) should work with all state agencies to develop data content standards for all datasets used in the state planning process and for all datasets linked to state agency regulations and programs. The OGIS should also help to advance a parcel-based GIS framework statewide. 2001 SDRP, P. 120

Preliminary State Plan Section as Currently Proposed:**Section in Existing State Plan:****Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE:**

Thank you for your comment. Over time the SDRP and SPPM have improved. Developing GIS standards are not the role of the State Planning Commission and the Office of Smart Growth.

County response - March, 2007

Concur w. OSG since this issue does not have to be addressed within the updated SDRP. (However, if OSG/SPC requires build-out for Endorsement based on uniform methods and assumptions, and sees the value of enhancing its State Plan Impact Assessment capabilities, then it should support and play a leadership role in GIS standardization)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Proposal to catalog septic systems using GIS. Information should be shared with local and regional planner to evaluate existing land use policies and establishing appropriate development densities.

Proposed New Policies:

The Design, Location and Density of Developments Served by Septic and Community On-site Systems Should be Consistent with Natural System Capacity: The cumulative impacts of on-site rural and suburban wastewater management systems should not exceed natural system capacity. Information on the location, design and age of septic systems should be maintained in a standardized (GIS) format by the responsible oversight agencies. Natural system capacity analyses and routine monitoring should be conducted for all areas served by onsite septic systems and small community treatment systems. This information should be shared with the local and regional planners for use in evaluating existing land use policies and establishing appropriate development densities. Land use densities and the design individual septic systems and community treatment facilities should be protective of, and assure that ground and surface water quality standards are maintained.

Preliminary State Plan Section as Currently Proposed:

28 Rural Wastewater Systems

Section in Existing State Plan:

2001 SDRP, P. 124 - Rural Wastewater Systems

28. Rural Wastewater Systems

Encourage the use of innovative technologies and decentralized systems in Centers in communities with Endorsed Plans in the Fringe, Rural and Environmentally Sensitive Planning Areas where they are adequately financed, managed and maintained to achieve environmentally and cost effective operation.

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

Although this is a good idea, the state plan does not identify the location of septic systems in the state. This is a regulatory discussion to be held with NJ DEP, not a Cross Acceptance issue.

County's Response - March, 2007

Concur w. OSG

(Should be addressed in endorsed plans)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Septic management strategies should address long-term and cumulative impacts.

Create programs and funding to identify and remediate failing onsite septic systems and small community system that are a threat to surface and ground water quality.

Septic Management Strategies Should Address Long-term and Cumulative Impacts: Programs and funding sources should be developed to identify and remediate failing onsite septic systems and small community systems that are a threat to surface and ground water quality. The development and implementation of municipal or watershed-based Septic Management strategies that address long term and cumulative water quality impacts in rural and suburban communities is encouraged.

Preliminary State Plan Section as Currently Proposed:

28 Rural Wastewater Systems

Section in Existing State Plan:

2001 SDRP, P. 124 - Rural Wastewater Systems

28. Rural Wastewater Systems

Encourage the use of innovative technologies and decentralized systems in Centers in communities with Endorsed Plans in the Fringe, Rural and Environmentally Sensitive Planning Areas where they are adequately financed, managed and maintained to achieve environmentally and cost effective operation.

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

Although this appears to be a good idea, it should not fall specifically under the State Development and Redevelopment Plan.

County's Response - March, 2007

Concur w. OSG

(Should be addressed in endorsed plans)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	18
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

On a case by case basis, affordable housing obligation may need to be reduced to assure project viability.

It is recommended that special consideration be given to adopted redevelopment areas and brownfields sites with regard to the application of the COAH's new growth share affordable housing requirements. Most redevelopment activity involves additional site preparation costs that must be absorbed by the private sector, such as the repair and upgrade infrastructure and clean up of contamination. These costs often do not apply to greenfield development. If redevelopment projects must also address affordable housing obligations pursuant to COAH requirements, their economic viability can be significantly undermined.

It may be appropriate for the affordable housing obligation associated with redevelopment in PAs 1, 2 and centers to be reduced to assure project viability. Reductions should be determined on a case-by-case basis. It is important that State planning, policy, regulatory and investment decisions ensure that redevelopment projects, so critical to community revitalization, move forward in an expedited way. It is also important that redevelopment areas be made more economically competitive with greenfield development sites, in order to attract growth to PAs 1, 2 and centers where the majority of our redevelopment sites are located.

The costs associated with increased public school enrollment resulting from new residential development are a very significant deterrent to residential and mixed-use development and redevelopment in our older towns (as well as growing suburban townships), most of which are already struggling to address the financial challenges associated with planning, engineering, infrastructure renewal, public service and other costs. The property tax structure and school financing system are major Smart Growth constraints statewide. Taxation issues must be addressed before the full benefits of Smart Growth can be achieved in New Jersey.

Preliminary State Plan Section as Currently Proposed:

31 Low-Income Housing Housing Opportunities

Section in Existing State Plan:

Page 135

31. Low-income Housing Opportunities

Reverse the trend toward large concentrations of low-income households in municipalities experiencing distress, including those disproportionately occupied by racial minorities, by creating and affirmatively marketing low-income housing opportunities in less distressed neighborhoods and communities, while selectively demolishing vacant, obsolete housing for parks, community gardens or housing expansion, and development of market rate housing.

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

STATEWIDE ISSUE

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	18
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

The growth share methodology is designed to integrate the costs of providing affordable housing.

SOMERSET COUNTY'S RESPONSE:

The County concurs with the OSG's response. However, monitoring and analysis by COAH and OSG is recommended in order to determine the impacts of COAH affordable housing obligations on the economic viability and marketability of brownfields and other redevelopment sites in smart growth areas as compared to "greenfields." The County also recommends the provision of State fiscal incentives and infrastructure enhancements that can off-set the costs of providing affordable housing and act as catalysts for redevelopment.

County's Response - March, 2007

Defer

(Important to address this issue during the development of amendments to the COAH rules underway and dialogue associated with the COAH appeal of the certain aspects of the 1-25-07 Court Ruling).



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	19
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:

Add a new policy - priority access to funding for Transit Oriented Development Areas

Give Transit Oriented Development Areas Priority Access to funding for Transit Planning, Programs and Capital Improvements: Mixed-use, Transit oriented and transit supportive development is encouraged. TOD areas should have defined boundaries. TOD plans, area boundaries and corresponding information on TOD implementation strategies areas statewide should be compiled into a GIS dataset that is linked to the State Plan. Adopted TOD areas should have priority access to funding for transit planning, programs and capital improvements.

Preliminary State Plan Section as Currently Proposed:

Coordinated Transportation Planning

Section in Existing State Plan:

Page 140

Coordinated Transportation Planning

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

Growth areas identified through Plan Endorsement, which would include Transit Orient Developments (TOD), must occur through Plan Endorsement. It would not be appropriate to create a new "Center-like" category outside of Plan Endorsement. DOT does have a funding stream for projects in designated Transit Villages only.

County's Response - March, 2007

Concur w. OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	29
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Seek to change the title

Intergovernmental Coordination of Water Management and Land-use Planning Programs

Preliminary State Plan Section as Currently Proposed:

1 Intergovernmental Coordination

Section in Existing State Plan:

Page 147

1. Intergovernmental Coordination

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

We disagree with this suggestion, since the title change does not provide additional guidance on the topic.

County's Response - March, 2007

Concur w. OSG

(re-write of State Plan will most likely resolve this)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	31
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Language related to 5. Water Quality/Individual and Community On-site Wastewater Treatment Systems

Proposed Substitute Language: Individual and community on-site wastewater treatment systems should be well-designed and maintained to produce treated effluent suitable for recharging ground water or for assimilation into surface water bodies.

Preliminary State Plan Section as Currently Proposed:

21 Regional Stormwater Management

Section in Existing State Plan:

Page 148

5. Water Quality/Individual and Community On-site Wastewater Treatment Systems

Provide for well-designed and maintained individual and community on-site wastewater treatment systems that produce treated effluent suitable for recharging ground water or for assimilation in surface water bodies.

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

STATEWIDE ISSUE:

The existing language captures the intent and mandate of the SDRP in this sphere.

SOMERSET COUNTY'S RESPONSE:

The County concurs with the OSG's response. This issue will be addressed in greater detail through regional and local Water Quality Management and Wastewater Management Planning processes.

County's Response - March, 2007

Concur w. OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	34
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Proposed substitute language for - 32. Flood Hazard Areas

Proposed Substitute Language - Prevent New Development and Other Activities within Flood Hazard Areas that can Increase Risks for Flood Damage or Injury: Coordinate the way Flood Hazard Areas are addressed among regional and local master plans, water resource management plans, emergency management plans and greenway and open space plans and resource protection efforts at the federal, state and local levels. Discourage new development and activities within Flood Hazard Areas that can be adversely impacted by flooding.

Preliminary State Plan Section as Currently Proposed:

32 Flood Hazard Areas

Section in Existing State Plan:

Page 151

32. Flood Hazard Areas

Include Flood Hazard Areas within stream corridors to ensure coordination of planning efforts and to support federal, state and local emergency management and resource protection efforts.

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

STATEWIDE ISSUE

The State Plan already contains comprehensive recommendations to this affect.

SOMERSET COUNTY'S RESPONSE:

The County concurs with the OSG's response. However, given escalating fiscal and human costs associated with significant damage caused by reoccurring severe flooding that has plagued many communities in New Jersey, it is recommended that the amount and type of development occurring within flood hazard areas; implementation of remediation measures; and the costs associated with flood damage should be monitored. An indicator should be included in the State Plan that measures its overall effectiveness in discouraging inappropriate forms of development and redevelopment in Flood Hazard Areas, and the effectiveness of stormwater management planning over time.

FOLLOW UP RESPONSE:

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. Measuring the overall effectiveness in discouraging inappropriate forms of development and redevelopment in Flood Hazard Areas, and the effectiveness of stormwater management planning over time will be considered.

County's Response - March, 2007

Concur w. OSG.

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	34
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

(Although the policy could be stronger regarding preventing flood damage/losses, this concept is reinforced by DEP's revised Flood Hazard Area Management Act proposal. Inclusion of recommended indicator is supported)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	36
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Prioritize public open space acquisition investments for active recreation purposes within Planning Areas 1, 2, 3 and Centers and passive recreation investments in PA4, 4B and 5.

Proposed New Policy: Use Open Space Acquisition to implement the SDRP: Prioritize public open space acquisition investments for conservation and passive recreation in environmentally sensitive and rural areas of the State. Prioritize public open space acquisition investments for active recreation purposes within Planning Areas 1, 2, 3 and Centers, in areas where environmental constraints are minimal.

Preliminary State Plan Section as Currently Proposed:

1 Open Space Acquisition Priorities

Section in Existing State Plan:

Page 152

1. Open Space Acquisition Priorities

Funds for the acquisition of open space and farmland retention should be used for the following features (not listed in order of priority):

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

Properties should be acquired based on the characteristics required for each form of open space acquisition, not solely on Planning Areas.

County's Response - March, 2007

Concur w. OSG

(Address in Endorsed Plans. (This concept is being used by the HC to guide OS priorities in LUCM Zones).



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	38
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Maximize water supply protection by preserving riparian areas

Proposed New Policy - Maximize the Water Supply Protection benefits associated with the Preservation of Riparian Areas: Prioritize resources for the preservation and enhancement of riparian forests to maximize their water supply protection benefits consistent with watershed management planning objectives (i.e. the Raritan Basin Commission) and the water supply protection strategies for the Highlands and Pinelands Areas of the State. Utilize conservation easements, stream corridor protection ordinances, best management practices and other strategies in addition to public acquisition to preserve and enhance riparian areas.

Preliminary State Plan Section as Currently Proposed:

Open Space and Recreational Lands

Section in Existing State Plan:

Page 156 - Policy 30, Public Acquisition of Forest Resources

Acquire forest resources that serve an overriding public purpose for public use and preservation.

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

Addressing protection of potable water supplies and environmentally sensitive areas of the state are already goals of the State Plan. The methodologies suggested above are better suited for inclusion in municipal planning strategies that would incorporate elements such as stream corridor protection ordinances, buffer ordinances, forest protection ordinances and targeted open space acquisitions. These are best addressed at the Plan Endorsement level.

SOMERSET COUNTY'S RESPONSE:

The County concurs with the OSG's response.

County's Response - March, 2007

Adoption of Riparian Protection Ordinances are required for WMP approval by DEP and this priority should be discussed in the re-written SDRP – Environmental Element due to land use implications.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	41
Source:	County Report	Approved by OSG Director	
Montgomery and Stony Brook-Millstone commented in support of protecting the Sourlands. NE Item No. 10		Preliminary Staff Recommendation:	Disagreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Modify Planning Area 5 policies and criteria to reflect existing low intensity agricultural uses

Issue: In Somerset County's Planning Area 5 and Highlands municipalities, water supply, T & E Species Habitat protection and preservation of scenic/historic-rural landscape features are the highest land use priority. Existing low-intensity agricultural uses interspersed throughout these areas play an important role in protecting these resources but are not recognized in the PA 5 description and policies. It is important that an open, dialogue take place on these issues. This public involvement process requires balanced representation from communities and agricultural/farming stakeholders from all regions and Planning Areas of the State, including the Highlands and State-designated Special Resource Areas.

Proposed New Policies:

- o The existence of low-intensity agricultural and forestry uses should be included as a PA5 delineation Criteria on P. 116.
- o High priority should be given to public investments to preserve existing low-intensity agricultural and forestry uses in PA5.
- o A balance is encouraged between the objectives of Right-to-Farm Act and environmental protection priorities in PA5 and PA4B areas, particularly within the Highlands Municipalities and State designated Special Resource Areas such as the Sourland Mountains.
- o Policy Objective 6 on Page 218 should be strengthened by including the implementation of best management practices that minimize storm water runoff impacts of agricultural activities and that minimize impacts to T & E Species Habitat. Furthermore, it is recommended that the following statement be removed from Policy 6, since it appears to be in direct conflict with the intent of PA5: "Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment". This policy language is more appropriate for PA4 and 4B, where agricultural preservation should be the highest land use priority.
- o This section of the SDRP should include language that differentiates among the intensity and scale of agricultural uses, support industries and processing marketing operations appropriate for various Planning Areas. Appropriate definitions of low versus high impact or intensity agriculture should then be added to the SDRP Glossary.

Preliminary State Plan Section as Currently Proposed:

Rural/Environmentally Sensitive Planning Area (PA4A) General Description

Section in Existing State Plan:

Pages 215

Environmentally Sensitive Planning Area (PA5) General Description, Delineation Criteria, Intent and Policy Objectives.

Additional Information Regarding Proposal:

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	41
Source:	County Report	Approved by OSG Director	
Montgomery and Stony Brook-Millstone commented in support of protecting the Sourlands. NE Item No. 10		Preliminary Staff Recommendation:	Disagreement

Staff Response:

PROPOSED STATEWIDE ISSUE:

Proposed New Policies:

o The existence of low-intensity agricultural and forestry uses should be included as a PA5 delineation Criteria on P. 116.

Conducting agricultural and forestry uses is allowed in a PA5 under appropriate guidelines.

o High priority should be given to public investments to preserve existing low-intensity agricultural and forestry uses in PA5.

The appropriate departments determine how their programs will be run, not the SDRP.

o A balance is encouraged between the objectives of Right-to-Farm Act and environmental protection priorities in PA5 and PA4B areas, particularly within the Highlands Municipalities and State designated Special Resource Areas such as the Sourland Mountains.

The SDRP coordinates through Cross Acceptance with the Highlands Council, but does not have jurisdiction over them.

o Policy Objective 6 on Page 218 should be strengthened by including the implementation of best management practices that minimize storm water runoff impacts of agricultural activities and that minimize impacts to T & E Species Habitat. Furthermore, it is recommended that the following statement be removed from Policy 6, since it appears to be in direct conflict with the intent of PA5: "Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment". This policy language is more appropriate for PA4 and 4B, where agricultural preservation should be the highest land use priority.

Keep in mind that this is a guide to "the application of the State Plan's Statewide Policies in Environmentally Sensitive Planning Area the criteria for designation of existing or new Centers, the policies for delineating Center Boundaries, and local and state agency planning."

In other words, this is a guide where appropriate.

o This section of the SDRP should include language that differentiates among the intensity and scale of agricultural uses, support industries and processing marketing operations appropriate for various Planning Areas. Appropriate definitions of low versus high impact or intensity agriculture should then be added to the SDRP Glossary.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	41
Source:	County Report	Approved by OSG Director	
Montgomery and Stony Brook-Millstone commented in support of protecting the Sourlands. NE Item No. 10		Preliminary Staff Recommendation:	Disagreement

Through communication and discussion with appropriate state agency will allow for appropriate agricultural uses.

SOMERSET COUNTY'S RESPONSE:

The County Planning Board concurs with some aspects of OSG's responses. However, the County supports the need for greater differentiation between the density criteria for Planning Areas 2, 3, 4, 4B and 5. The uniform density criterion of "less than 1,000 people per square mile" currently applied to these Planning Areas undermines the intended distinction in land use and development patterns envisioned by the SDRP for each, and deemphasizes their existing defining characteristics. Greater differentiation in the density criteria, and integration of the concept of "density benchmarks and targets" will enhance the credibility of the Planning Area Criteria and Policies, as well as eliminate much of the current confusion over the use of existing versus future/planned density in refining the delineation of Planning Areas and Centers during Cross Acceptance and Plan Endorsement.

ANOTHER COMMENT:

It is important that the SPC work with the SADC, DEP and local jurisdictions to establish clearer methods for characterizing lands as either PA4, 4B or 5; as well as to establish policies for, and distinctions between how land should be treated in PAs 4, 4B and 5. Agricultural and environmental preservation priorities in each of these areas must be made clearer in the SDRP. As indicated in Somerset County's Final Cross Acceptance Report, the environmental protection and agricultural development policies of the SDRP associated with PA5 appear contradictory. Consistent with the intent of PA5, agricultural practices should not conflict with conservation goals such as water supply and endangered/threatened species habitat protection, and in fact can be mutually supportive. For example, the existence of certain endangered and threatened species habitat in PA5 is the direct result of low intensity agricultural land uses such as pastures and hayfields. However, the PA5 policy that states, "Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment" could generate impacts that conflict with the intent of PA5, and appears more applicable for PAs 4 and 4B. Somerset County recommends that the State Plan include language that differentiates among the intensity and scale of agricultural uses; and that it include policies that encourage low intensity/low impact agricultural land uses in PA5 and environmentally sensitive portions of PA4B, and more intense practices in PA 4 (and 3). Appropriate definitions of low versus high intensity agricultural land uses should be added to the State Plan Glossary. In addition, the State Plan's one square mile minimum delineation criteria may be insufficient in assuring that the regional land area thresholds needed to sustain agricultural industries in New Jersey are maintained. The State Plan must go further by working with the SADC to assure that the critical rural land mass necessary for sustaining agriculture as a viable industry is reflected in both the State Plan and the Statewide Agricultural Development Plan at the regional level, and that these plans are mutually supportive. The County also concurs with OSG that it is appropriate to delineate CESs within PA4 for the same reasons they are delineated in PAs 1, 2, and 3.

County's Response - March, 2007

Strong coordination between the OSG, SPC, and Ag. Development planners & policy-makers at all jurisdictional levels is needed to assure the SDRP and its Planning Area policies balance environmental protection and Ag development priorities. These issues should be addressed in updated County and local Ag. development plans, and

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	41
Source:	County Report	Approved by OSG Director	
Montgomery and Stony Brook-Millstone commented in support of protecting the Sourlands. NE Item No.		Preliminary Staff Recommendation:	Disagreement

reflected in associated Endorsed Plans. A "performance- based" approach for assuring agricultural activities in PA5 are compatible with environmental priorities is recommended. Long-term Ag. and Environmental Protection priorities should also be a factor in distinguishing areas as PA4B or 5.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	43
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

The State Plan increasingly provides a regulatory framework.

Page 111, Policy 1, Planning Resources

(Page 24, Policy 1, 2004 Preliminary State Plan)

Issue: In the revised last paragraph, the statement that that the plan is not designed to regulate and should not be applied to the future use or intensity of use of specific parcels of land is at best, disingenuous. The State Plan increasingly provides a regulatory framework for state agency permits and programs, including the prioritization of public infrastructure investments and application of environmental regulations and permitting processes based on Planning Area delineations at the site-specific level. The State Plan also impacts future land use types and intensity within and outside of Centers directly (through the permitting and funding prioritization and indirectly (through its density guidelines for Centers and Planning Areas).

Preliminary State Plan Section as Currently Proposed:

Add Policy #1 heading to current narrative on Equity (page 110-111). Last paragraph now reads: The State Planning Commission urges individuals and groups that have concerns about equity to use all avenues to assure that their concerns are considered in governmental actions and to prevent inappropriate application, or abuse, of the State Plan. The State Plan is a statement of state policy formulated to guide planning. Public sector agencies and private sector organizations, such as lending institutions, should not use designations and delineations contained in the State Plan to determine the market value of particular tracts or parcels of land. Accordingly, such uses of the State Plan are inappropriate because it is not designed to regulate and should not be applied to the future use or intensity of use of specific parcels of land. Both public and private sector agencies are cautioned that direct application of the State Plan to specific parcels of land may result in inequitable distribution of the benefits and burdens of public action.

Section in Existing State Plan:

Page 111

1. Planning Resources

Provide adequate professional and technical planning resources and funding to ensure effective capacity-based planning at all levels of government. These resources include:

physical and social planners, urban designers;
database information sharing;
database management systems

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	43
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

The State Plan supports and influences the regulations of other state agencies. The State Plan is, by definition, a planning document that provides a planning—not regulatory--framework of goals, policies and planning areas, to guide decisions concerning how and where the state will grow in a manner that maintains our quality of life. The Plan provides the goals and policies to be pursued by any and all entities and citizens responsible for making decisions about how and where people in our state live, work, shop and recreate. It is the intention of the Plan to guide the thinking of all who make decisions at the state, county, and local levels regarding their jurisdiction's programs, plans, regulations, permits and other actions as related to the broad subject of the State Plan. The State Plan provides planning guidance subject to additional and detailed analysis when decisions and/or actions are contemplated that impact or potentially impact specific land parcels. Standards included in the plan are intended to be flexibly applied in order to account for local context and variations. Plus, this equity language was in the current plan, that part has not been revised.

County's Response - March, 2007
Concur w. OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	44
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:**County/NE Proposed Change to State Plan Section:**

County and Municipal population, household and employment projections.

County and Municipal population, household and employment projections.

Preliminary State Plan Section as Currently Proposed:**Section in Existing State Plan:****Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE:**

This reference was made on page on Page 9, but never fleshed out. It is unclear if there is an issue or not.

County's Response - March, 2007

Concur w. OSG

(No issue if OSG accepts the projections submitted as part of the County Cross Acceptance Report, with the understanding that updates of these figures to reflect COAH Round 3 Plans will be needed).



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	45
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

Growth in Centers and PAs 1, 2, & 3 should not be imposed on municipalities

Development, redevelopment and infrastructure expansion should not be imposed on Centers, or in PAs 1, 2 or 3. Municipalities should define the amount of growth and associated infrastructure it determines to be appropriate based on community, economic, natural system and infrastructure capacity. Growth should not occur at the expense of community character, environmental quality, community fiscal balance and quality of life. The OSG and SPC should develop appropriate models and associated system capacity data that can be used by municipalities and counties in assessing system capacity and needs in PAs 1, 2, 3 and Centers. Infrastructure investment prioritization is needed in communities that have identified areas where development, infill and redevelopment opportunities exist but that are hampered by known infrastructure constraints.

Preliminary State Plan Section as Currently Proposed:

Planning Areas

Section in Existing State Plan:

Page 187

Each Planning Area has Policy Objectives that guide growth in the context of its unique qualities and conditions. These Policy Objectives are intended to guide state, county and municipal planning in general and, specifically, to establish a regional system of Centers (with Cores and Neighborhoods) and Nodes to promote growth in Metropolitan and Suburban Planning Areas; guide the location and size of Centers to accommodate growth in Fringe, Rural and Environmentally Sensitive Planning Areas; and provide management for the Environs. The Policy Objectives also shape and define the application of the Statewide Policies in each Planning Area.

Additional Information Regarding Proposal:

Staff Response:

PROPOSED STATEWIDE ISSUE:

The state plan is designed as a frame work. Through Cross Acceptance and Plan Endorsement subsequently municipalities are able to determine their full potential and communicate with state agencies their growth intentions

County's Response - March, 2007

Concur with OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	46
Source:	County Report	Approved by OSG Director	
NE Item No.	2	Preliminary Staff Recommendation:	Disagreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Cluster and large lot development should be recognized as "Smart Conservation Options"

Land use policies such as cluster development and large lot development (10 acres per unit or greater) should be emphasized as "conservation development" and defined so as to maximize the preservation of critical environmental resources. The concept of "smart conservation" - utilizing a variety of conservation strategies, and that targets resource areas that achieve multiple preservation purposes should be emphasized in the State Plan.

Preliminary State Plan Section as Currently Proposed:

4. Protect the Environment, Prevent and Clean Up Pollution

Section in Existing State Plan:

The plan doesn't specifically reference this recommendation.
Page 62 deals with the overall topic of conservation.

Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.

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

We disagree that large lot zoning by itself constitutes conservation zoning

County's Response - March, 2007
Concur with OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	47
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

New Centers in PAs 4, 4B and 5 should not occur if they result in over-fragmentation of ecological, environmental and agricultural resources

In several areas of the state, including Somerset County, substantial land mass comprised of PA 4, 4B and 5 necessary to accommodate new centers as defined by the State Plan may not exist, without overly fragmenting ecological, environmental and agricultural resources. Capacity based land area thresholds should be identified for PAs 5, 4B and 4, so that the development of new centers does not compromise the original intent, use and character of these areas.

Preliminary State Plan Section as Currently Proposed:

Planning Areas

Section in Existing State Plan:

This addresses the delineation criteria of PA 4, PA 4B and PA 5

Page 207 PA 4

Delineation Criteria

The following criteria are intended as a general guide for delineating the Rural Planning Area. Land satisfying the delineation criteria listed below that also meets the delineation criteria for the Environmentally Sensitive Planning Area is designated as Planning Area 4B: Rural/Environmentally Sensitive Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning Area.

1. Population density of less than 1,000 people per square mile.
2. Area greater than one square mile.
3. Land currently in agricultural or natural resource production or having a strong potential for production:
 - a. soils of local importance as determined by the County Agriculture Development Board;
 - b. prime and unique soils as determined by the U.S. Department of Agriculture Natural Resources Conservation Service; or
 - c. soils of statewide importance as determined by the New Jersey Department of Agriculture State Soil Conservation Committee.
4. Undeveloped wooded tracts; vacant lands; large, contiguous tracts of agricultural lands; and other areas outside Centers predominantly served by rural two-lane roads and individual wells and septic systems, with some Centers served by sewers and public water.

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Delineation Criteria

The following criteria are intended as a general guide for delineating the Environmentally Sensitive Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	47
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Disagreement

Area.

1. Population density of less than 1,000 people per square mile.
2. Land area greater than one square mile.
3. One or more of the following features outside Centers:
 - a. trout production waters and trout maintenance waters and their watersheds;
 - b. pristine non-tidal Category I waters and their watersheds upstream of the lowest Category I stream segment;
 - c. watersheds of existing or planned potable water supply sources;
 - d. prime aquifer recharge areas of potable water supply sources and carbonate formations associated with recharge areas or aquifers;
 - e. habitats of populations of endangered or threatened plant or animal species;
 - f. coastal wetlands;
 - g. contiguous freshwater wetlands systems;
 - h. significant natural features or landscapes such as beaches, coastal spits, barrier islands, critical slope areas, ridge lines, gorges and ravines, and important geological features (including those associated with karst topography) or unique ecosystems; and/or
 - i. prime forested areas, including mature stands of native species.

Additional Information Regarding Proposal:

Staff Response:

PROPOSED STATEWIDE ISSUE:

Through Plan Endorsement these concerns can be addressed.

County's Response - March, 2007

Concur with OSG



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	48
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

Center policies and density criteria should recognize and enable the distinction between growth, limited growth and non-growth centers

Flexibility in application of Center density criteria is needed to acknowledge the difference between existing density in new/growing centers and future density that will result as center plan implementation progresses. Language should be added to the SDRP that emphasizes that Center and Core Planning Criteria and Guidelines should be flexibly applied. Future growth and targets should be based on system capacity. This will enable rational determination of density and growth appropriate for any given center. The Center Policies and Criteria in the State Plan should recognize and enable the distinction between growth, limited growth and non-growth centers.

Preliminary State Plan Section as Currently Proposed:

Centers

Section in Existing State Plan:

Page 235

Center Boundaries are delineated to reflect, where possible, physical features such as streets, streams or critical slope areas, or changes in the character of development. Center Boundaries can be marked by greenbelts large tracts of undeveloped or developed open space, including areas under cultivation, areas maintained in a natural state, parks or school playgrounds, and areas with low intensity, land intensive uses such as golf courses or cemeteries. In Suburban and Fringe Planning Areas, greenbelts control community expansion and serve as buffers between communities a system encircling and separating communities. In Fringe, Rural and Environmentally Sensitive Planning Areas, greenbelts also contribute to the sense of rural landscape. Center Boundaries can also be marked by bluebelts, such as rivers, lakes or the ocean.

As a result of limited system capacity, locational limits or other factors, not all Centers have to plan for growth. In these cases, the Center Boundaries should be delineated tightly around these existing places, making them Centers with limited future growth potential.

Still other places might benefit from additional growth, and the magnitude of growth of these places should be reflected either in larger Centers or in higher densities in a more limited service area. These determinations are made by municipalities and counties working with the State Planning Commission.

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE:

The State Plan provides the tool of center designation, which can be achieved through Plan Endorsement. The designations of Hamlet, Village, Town, or regional center are available in appropriate circumstances for the exact examples presented above. Center based growth is left to the discretion of the municipality's zoning and planning



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	48
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Disagreement

authority and to the ability of existing and proposed infrastructure and resources to sustain additional development.

SOMERSET COUNTIES RESPONSE:

Somerset County is aware of the Governor's short and long term economic development priorities, including the identification of areas that can accommodate larger-scale new development and redevelopment; and future growth areas where infrastructure investments should be directed. The State Plan's role in providing a smart growth framework for state agency functional plans, such as the Statewide Economic Development Plan underway by the Governor's Economic Development Office can be strengthened by including specific criteria for identifying and locating targeted growth areas within centers and PAs 1, 2 and 3. Growth areas could include TDR receiving areas, transit oriented development areas, adopted redevelopment areas, and other locations where significant opportunities for development and redevelopment have been identified. These areas should be mapped as an additional GIS feature on or linked to the SPPM, and include attribution information on system capacity; planning and land use policy status; regulated features; and applicable development/redevelopment incentives.

County's Response - March, 2007

Concur w. OSG

(Endorsed Regional Plans must address varying growth potential, regional hierarchy and relationship among centers if not provided for through the SDRP. Regional plans that make distinctions among growth, limited growth and non-growth centers should not be penalized during the Endorsement Process).



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	50
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Use GIS tools and data resources to help improve the accuracy and quality of the SPPM; and to enhance plan consistency

Recommendations: Use GIS tools and data resources to help improve the accuracy and quality of the SPPM; and to enhance plan consistency - The County Planning Board and Municipal Cross-acceptance Committees are committed to improving the accuracy, quality and consistency of the PSPPM. They also recommend that the SPPM be made as predictable as possible at the site-specific level, given the new and increasing regulatory links to the SPPM. They have embraced the advantages of GIS technology to accomplish this goal, and have prepared a Countywide PSPPM Amendment Dataset which contains the amendments to the PSPPM that are endorsed by the Somerset County Planning Board as the designated Cross-acceptance Negotiation Entity for Somerset County. This Somerset County Planning Board dataset was derived from multiple sources of state, county and local information, and represents a specific point in time (February 2005). The data development process and dataset design was prepared in coordination with OSG Staff, for the purpose of amending the Somerset County Portion of the 2004 Preliminary State Plan Policy Map. Somerset County Planning Board and Remington and Vernick Engineers have made every effort to make each component of this dataset, including metadata, as accurate and complete as possible. The County Planning Board recommends that this dataset be accepted by the SPC for use in updating and refining the PSPPM during Cross-acceptance III.

Make the SPPM more predictable, and clarify its application at the site-specific level - The comprehensive update of most of the state agency datasets that are linked to the SPPM is needed. The County Planning Board also recommends that guidelines for the site-specific application of the State Plan Policy Map be added to the SDRP. Language should be included that indicates that Critical Environmental Sites (CESs) and Planning Area (PA) boundaries as shown on the SPPM and associated State Agency Datasets are dependent on the actual location of infrastructure, environmental features and existing development. Field verification of the location of these features is necessary when applying the SPPM at the site-specific level, to assure that the various state agency regulations and programs that are linked to the SPPM are applied in a fair and uniform manner.

Preliminary State Plan Section as Currently Proposed:**Section in Existing State Plan:**

Page 8

The official State Plan Policy Map is prepared at a scale of 1 inch = 2,000 feet (1 to 24,000). The Policy Map has been mapped according to national map accuracy standards. Lines mapped at a scale of 1:24,000 are accurate to within 45 feet. These lines are not explicitly correlated with or based on property lines, zoning lines or political boundaries.

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

PROPOSED STATEWIDE ISSUE:

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	50
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

We disagree with the suggestion. Although this suggestion has merit, at a 1:24,000 scale the State Plan Policy Map is not meant to correlate with or based on property lines, zone lines or political boundaries. Going through the various data sets and working with the various state and local agencies, allows data to be cleaned up.

County's Response - March, 2007

Flexible application of the SPPM at the site specific level is appropriate to the extent PA boundaries correlate to DEP mapped environmental features which have not been field verified, and are subject to change as DEP's datasets are updated, and as LOIs or other studies are completed. Recognizable mapped features should be used to define PA boundaries.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	51
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

Link state agency datasets to the SPPM and define the relationship between the SPPM, linked datasets and state agency programs and regulations

Link state agency datasets to the SPPM and define the relationship between the SPPM, linked datasets and state agency programs and regulations - The relationship between the SPPM that is adopted by the SPC as part of the Updated SDRP in 2005 and SPPM changes to the SPPM that are approved by the SPC during the Plan Endorsement Process should be described in the SDRP. It is anticipated that additional changes to the SPPM will be identified during the Plan Endorsement, COAH Growth Share and Highlands Planning Processes. These changes should be integrated into the SPPM on an on-going basis, and a current version of the SPPM should be maintained and made available to the public via the OSG's Website.

Preliminary State Plan Section as Currently Proposed:

26 Infrastructure Investments and Sanitary Sewer Systems

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE

OSG requests further information concerning the 'linkage' concept as the term has many meanings. The plan mapping already is linked to many other GIS files in that they are used as resources in mapping and updating the mapping of the plan. Linking other state agency datasets to the SPPM in a direct way would be very difficult to coordinate given the complexity of the task, each 'linked' file's update cycle and the current level of resources at the Office of Smart Growth.

SOMERSET COUNTY'S RESPONSE:

OSG's response requests further information concerning Somerset County's "linkage" concept. The County recognizes the ongoing GIS data development and update initiatives underway by state agencies, the Highlands Council, jurisdictions and other entities; and the substantial opportunities that exist to improve coordination and efficiency in accomplishing this work. As noted in OSG's response, many of datasets are used as resources in updating the SPPM. They are also depended upon for justifying changes. A comprehensive inventory of the GIS datasets appropriate and necessary for state and local planning should be completed by OSG. Available datasets should be evaluated, and a schedule for compiling, updating and enhancing them should be identified and implemented, in coordination with state agencies, and Cross Acceptance and Plan Endorsement update cycles. OSG should pursue Memorandums of Agreement with State Agencies and other entities regarding update and enhancement of relevant datasets. Data management systems and partnerships involving participation by municipal and county jurisdictions and others in standardizing, maintaining and updating datasets (for example " routine electronic submission of GIS data on new COAH sites, public open space acquisitions, adopted TDR sending/receiving areas, etc") are needed. State planning datasets should be electronically organized and

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

maintained in an application similar to NJDEP's iMap that is readily available to the public and planning community.

County's Response - March, 2007

Clarify and improve SDRP policy framework for using DEP datasets to modify the SPPM. Acknowledge that although SPC & DEP have an agreement to reflect regulated environmental features on the SPPM, the priority is for the SPC to create balance among the seemingly competing goals of state agencies through the SDRP. Public review of DEP data should occur before it is finalized for use in changing PA boundaries (example – 2002 Landscape Study Version 4.0 and other Species Data maintained by DEP). Imperfections in DEP data must be acknowledged. Standards for which DEP and other datasets can be used to change the SPPM must be established.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	52
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Preserved Farms represent a significant public investment that results in permanent preservation of locally and regionally significant agricultural resources.

Preserved Farms

Preserved Farms represent a significant public investment that results in permanent preservation of locally and regionally significant agricultural resources.

Recommendations: Preserved farms should be identified as a new overlay dataset linked to the SPPM, or as a new open space PA category - The County and its municipalities strongly recommend the inclusion of a new Preserved Farms (PF) Overlay as an element of the SPPM. Language should be added to the State Plan that specifies that PA4 or 4B policies apply to all preserved farms identified with PF overlays regardless of what Planning Area they are located in. As an alternative, Preserved Farms could be illustrated as a new Planning Area (PA10) on the SPPM. However, the County prefers the PF Overlay approach since it could then be comprised of a GIS dataset that is linked to the SPPM that can be readily updated. The addition of policy language to the SDRP regarding datasets that are linked to the PSPPM which represent CES, HCS and PF Overlays and that are subject to ongoing updates based on new information, acquisition efforts and technology is also recommended.

Preliminary State Plan Section as Currently Proposed:**Planning Areas**

Page 41

It is the intent of the State Plan to fulfill the goals of conserving natural resources and systems and of preserving and enhancing areas with historic, cultural, scenic, open space, and recreational values through:

Recognition of the need for strategic investment decisions designed to protect and enhance rather than adversely impact them;

Section in Existing State Plan:

Page 186

The State Plan promotes the strategic application of investment and regulatory policy to repair and maintain infrastructure in developed areas, to reestablish adequate levels of service in over-burdened communities and to protect the agricultural, natural and cultural resources of the state. The State Plan's Statewide Policies are applied to the natural and built resources of the state through the designation of five Planning Areas. These Planning Areas reflect distinct geographic and economic units within the state and serve as an organizing framework for application of the Statewide Policies of the State Plan.

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

The State Plan does not currently differentiate between Planning Areas and preserved properties. Planning Areas are defined as "large masses of land (more than one square mile in extent) that share a common set of conditions."



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	52
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

County's Response - March, 2007

Concur with OSG, provided the SPC and DEP are committed to working with county and municipal jurisdictions to create a statewide GIS dataset of farms permanently preserved through public resources. This dataset should serve as an indicator of progress in accomplishing the SDRP's farmland preservation goals, and can also serve as a monitoring tool and for guiding land use decisions in areas surrounding preserved farms.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	53
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

Define CESs to include all state and locally regulated environmental features, enhance the accuracy of CES Datasets, and link them to the SPPM

Critical Environmental Site (CES) Issues

There is a consensus countywide that access to accurate, detailed, current GIS datasets for various critical environmental features, particularly those that are subject to federal, state and local regulations, is important and necessary. However, there is considerable variation among Somerset County's municipalities as to how CES features should be defined, delineated and applied within the framework of the SPPM and the SDRP. These issues are described below:

o CES's as delineated by the SPC on the Preliminary SPPM consist primarily of selected categories of wetlands, most surface water bodies and National Heritage Priority Sites that are not located within PAs 4, 4B, 5, 6, 7 or 8. They do not include the majority of the CES delineation features listed in the Preliminary Plan or that are included as Cross-acceptance data layers provided by the DEP. However, the SDRP currently allows locally important critical environmental features to be defined differently than the SPC defined CESs shown on the PSPPM. In addition to wetlands, CESs may also include steep slopes, flood hazard areas and other features. This could complicate the SPPM, making it difficult to read, as well as result in inconsistency in the delineation and definition of CES areas statewide. Furthermore, CESs as shown on the PSPPM represent isolated features - they do not include linkages among open space and other environmental and cultural sites that would be necessary to appropriately define greenways in PAs 1,2 and 3 as recommended in the SDRP.

o The CESs delineated on the PSPPM are based on '95-'97 Land Use/Land Cover Data, which is significantly outdated particularly in rapidly developing areas of the state. Furthermore, environmental data and GIS technology are evolving at an extraordinary pace. By the time the SPPM is adopted, new, more accurate GIS data on wetlands used to define the SPC's proposed CESs and other regulated environmental features may be available. Planners, property owners and other stakeholders need to refer to DEP's and other more recent/updated datasets of regulated environmental features and field data when site specific land use planning and development decisions are being made, regardless of how CESs are delineated on the SPPM. For example, site-specific LOI information on wetlands should supersede CESs as delineated on the SPPM.

o Some participants in Cross-acceptance have indicated that if CESs are to be shown on the SPPM as proposed, it may be appropriate that they also be shown in PAs 4, 4B, 5, 6, 7 and 8. This would facilitate the appropriate location of centers and growth areas in Pas 4, 4B and 5, and the appropriate location of recreation facilities such as ball fields and parking lots. Others have indicated that by showing CESs only in PAs 1, 2, and 3, the PSPPM gives "mixed messages" regarding where growth should occur, since the same policies that apply to PA5 also apply to CESs. Some also feel that by showing CESs only in PAs 1, 2 and 3, greater emphasis is placed on CES preservation in growth areas as compared to CESs in PAs 4, 4B and 5.

o Uncertainty exists regarding how State Agencies, MPOs and other entities will apply CES policies in their



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

current and future regulatory, program and investment decisions. Currently, the Fast Track Permitting Bill makes no reference to how permits will be handled in CES areas.

Recommendations: Define CESs to include all state and locally regulated environmental features, enhance the accuracy of CES Datasets, and link them to the SPPM - If the CESs included on the SPPM are intended to represent currently regulated environmental features, it may be appropriate to redefine them to include FEMA 100-year floodplains, flood-prone or flood hazard areas; and wetland and C-1 stream buffer areas. However, the County Planning Board believes it may be more appropriate to identify and reference the specific state agency datasets that are linked to the State Plan, as an alternative to mapping CESs on the SPPM. This linked dataset approach addresses the issue of the on-going update of CES datasets; and will enable the use of the most advanced GIS technology and best available data for land use, site design and infrastructure investment decisions at any given time. As mentioned above, it is important to include language in the State Plan that describes how the application of state agency regulations and investment decisions should be linked to the SPPM Planning Areas, overlay features such as CESs, and associated state agency datasets. Since the Planning Area boundaries were derived from numerous datasets and sources of information that were available at a particular point in time, the relationship between the SPPM Planning Area Boundaries and new and updated linked datasets must also be defined.

NJDEP officials have indicated that they are pursuing a tiered regulatory approach linked to the SPPM, wherein regulations would be strictly applied in PAs 4B and 5, and more regulatory flexibility would be applied in PAs 1, 2 and Centers. This approach is reasonable, provided that all state and regional agencies give highest funding priority and apply permitting flexibility to public health and safety improvements foremost, regardless of what Planning Area a public facility, such as a bridge, road, dam or culvert is located.

Language should be included in the State Plan requiring that consideration be given to all regulated and critical environmental features as identified in State Agency datasets that are linked to the SPPM when making all site specific or area-wide capital investment and land use planning decisions, in all Planning Areas. However, GIS and other mapped information should be supplemented with field surveys and field verification of regulated critical environmental features at the site-specific level. A statewide commitment to GIS dataset development, update, maintenance and modeling is necessary maximize their use in land use, policy and investment decision-making. The Office of Smart Growth and other state agencies should work with the OGIS and NJ Geospatial Forum to address framework data development.

Preliminary State Plan Section as Currently Proposed:

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

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE:

There is a limited amount of information that can be portrayed on one map at one time. However, computer



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	53
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

mapping tools and overlays can add information to a base map. CESs will remain in PA1,2 , 3 and DC. Additional information can be made available through overlays. The State Planning Commission made the decision to map CES in the SDRP and does not see the need to create a second map.

SOMERSET COUNTY'S RESPONSE:

The County concurs with the OSG's response. However, the County would like to point out that the SPPM CES features based on "environmental" data are unique in that they lends themselves to comprehensive statewide update upon completion of the update of the 2002 Land Use/Land Cover Dataset, update of the Landscape Study and other associated GIS environmental datasets. This process is different from the more site/area specific changes generally made to Planning Areas and Center Boundaries during Cross Acceptance and Plan Endorsement. In addition, CESs can comprise "policy" features such as stream buffers consistent with ordinances adopted pursuant to NJDEP's Stormwater Management and Water Quality Management Planning Rules. It may be appropriate to distinguish between "policy" and "environmental" CES features, to enable the statewide comprehensive update of the "environmental" features based on new GIS environmental datasets as they become available, or the "policy" features if regulatory requirements change.

County's Response - March, 2007

Concur with OSG, provided additional language is added to the SDRP to make it clear that CESs serve as a "proxy" or indicator of the potential existence of wetlands and other regulated environmental features. The SDRP should direct users of the Plan to DEP's I-Map and other resources for additional detail on all regulated Environmental Features. Jurisdictions should not be precluded from using both regulated as well as non-regulated environmental features of local and regional importance for refining the SPPM and in Endorsed Plans.

Site-by-site update of environmental dataset via the State Planning Process is costly and inefficient. Therefore, an independent process for comprehensively updating statewide environmental datasets by DEP using uniform methods and standards is recommended. Given the evolving nature of these datasets, flexibility in the application of PA policies at the site specific level, particularly in PA boundary areas, is needed to allow consideration of field verified DEP data.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	62
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Coordination of SPPM and Highlands Plan

The Highlands Preservation and Planning Area boundaries should be represented as separate symbols on the SPPM. Somerset County's municipalities that are included within the Highlands Region have reviewed the PSPPM for consistency with the Highlands Preservation Act and some amendments have been proposed so that the Planning Area, CES, HCS and other features delineated on the PSPPM better reflect the intent of the Highlands Planning Act. These municipalities have also evaluated their own land use policies in terms of the new Highlands legislation. Open space and farmland preservation remain a high county and municipal priority in the PA 5 areas within the Highlands. Compact, mixed use, center-based development strategies have been implemented within the majority of the County's Highlands municipalities.

Recommendations: Use Cross-acceptance as a first step toward coordinating the SPPM, Highlands Plan and Municipal Plans; and to make them mutually supportive - Municipalities should have the ability to have specific lands added to the Highlands Preservation Area if said lands meet the same composite resource value criteria used in defining the rest of the Highlands Preservation Area as described in the Highlands Task Force Report. The State Plan, local zoning and current regulatory framework will be in effect for an estimated 2 to 3 years before the Highlands Plan is completed and adopted. As such, the County Planning Board supports amendments to the PSPPM and local plans and programs that bring the local and state plans into consistency with the legislation during Cross-acceptance. The updated State Plan should be viewed as an interim Plan for the Highlands Region until such time as the Highlands Plan is developed and adopted. As such it is important that the State Plan support the goals and objectives of the Highlands Act with regard to Highlands Municipalities.

The County continues to encourage municipalities to give due consideration to defining adequate potential receiving areas as PA1, 2 and growth centers during Cross-acceptance, based partially upon such considerations as the availability and adequacy of infrastructure, critical environmental features and community development objectives pursuant to the Highlands TDR regulations and 4% transfer requirements specified in the Act.

Preliminary State Plan Section as Currently Proposed:

New Jersey Highlands (Highlands Commission jurisdiction)

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

While the State Plan will not be enacted as an interim measure, the State Plan and the Highlands Regional Master Plan will be coordinated and complimentary. The SPC has no authority over the Highlands Preservation Area and a Highlands Preservation Area overlay will be created for the State Plan Highlands Policy Map when the Highlands Regional Master Plan is completed. For the Planning Area, The legislation that enabled the creation of the

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	62
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

Highlands Preservation and Planning Areas already provides for a mechanism that will allow municipalities to “opt in” to the Highlands Plan and once the Highlands Master Plan is adopted, it will be submitted to the SPC for Plan Endorsement and incorporated into the State Plan. Accordingly, the State Plan will reflect the goal of protection of the resources of the Highlands Region as well as identify areas appropriate for growth.

COUNTY'S RESPONSE

This recommendation was relevant prior to the delays that have affected the Cross Acceptance Process. It is now likely that the Highlands Regional Plan (HRP) will be available prior to the adoption of the Updated SDRP. Technical analyses, maps and plan documents for the Highlands are becoming available at this time and will continue to be released through the end of the year. The OSG should be working closely with the Highlands Council at this time to jump-start the process of coordinating the updated SDRP text and map with the HRP. The Highlands Council has recommended final action not be taken on Plan Endorsement petitions involving Highlands Municipalities until the HRP is released in order to facilitate this coordination. Likewise, expediting completion of the updated State Plan will strengthen the Plan Endorsement Process.

The County recommends eliminating this from the negotiation agenda.

County's Response - March, 2007

Concur w. OSG

(OSG should lead the process of coordinating the two plans)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	64
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

State-owned publicly dedicated water supply lands and other public/quasi-public potable sources are not consistently identified on the SPPM. It is important that GIS datasets identifying important potable water supply be linked directly to the SPPM.

Show dedicated public water supply lands as a new open space PA category - Publicly dedicated water supply lands should be shown as proposed new PA 9 Open Space Category on the SPPM. The delineation of PA boundaries, the identification of Centers and the location of growth areas should be protective of the State's potable water supply resources. The linkage between water supply planning and land use planning - at the state and local levels must be strengthened. Better coordination between land use and water supply planning, particularly among jurisdictions that traverse multiple watersheds where water supply constraints exist and/or where intra-basin transfers are involved should be encouraged. A comprehensive GIS dataset containing appropriate information about public wells and related features, such as wellhead protection areas, should also be developed and linked to the SPPM.

Preliminary State Plan Section as Currently Proposed:

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

PROPOSED STATEWIDE ISSUE:

With or without a reliable source for this information, it is not recommended for inclusion as a new Planning Area. Once regional and county wastewater management plans are updated, the source of this information can be insured. At that point, it should follow as a reason for designating an area under the existing Plan Area guidelines.

SOMERSET COUNTY'S RESPONSE:

Somerset County's Final Cross Acceptance Report, Page 92, recommends that public water supply lands be shown on the State Plan Policy Map as an additional Open Space Planning Area category. Somerset County believes that it is important that the location of existing and proposed/future public and quasi-public potable water supply areas be shown on the State Plan Policy Map so that growth areas can be located and land uses can be coordinated in ways that are protective of regional and local water supply resources.

County's Response - March, 2007

These are critical resource areas that shape regional and local land use decisions, particularly conservation policies and open space plans, and should be identified on the SPPM. They are also an important consideration in WQMPs and WMPs. Somerset County Should not have to wait for these important resource areas to be mapped by DEP (perhaps as part of the Statewide Water Supply Plan), before they can be reflected on the updated SPPM. Other jurisdictions should be encouraged to assist in mapping and integrating these features into local, regional plans and the SDRP during the Endorsement Process.

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	65
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

County/NE Proposed Change to State Plan Section:

PSPPM currently shows CES overlays for quarries that are in PAs 1, 2 and 3. Some active quarry establishments are shown as PA5 but their reclamation plans call for commercial or residential development.

The PA delineation of quarries should be consistent with municipal reclamation plans - Quarries generally do not fit the definition or criteria of CESs or PA5 except for steep slopes. The natural features that existed prior to the quarry have been, or will be substantially altered. The SPPM and SDRP should make it clear that the reclamation approach for quarries should be consistent with their Planning Area Designation. Future reclamation planning, surrounding land uses and infrastructure availability should be used to determine the appropriate Planning Area designation for quarries on the SPPM. The restoration of CES sites should be distinguished from the reclamation of quarries and other industrial land uses in the SDRP.

Preliminary State Plan Section as Currently Proposed:

Section in Existing State Plan:

Additional Information Regarding Proposal:

Staff Response:

PROPOSED STATEWIDE ISSUE:

Quarries are not given their own Planning Areas. Their Planning Areas are determined based on an evaluation of the overall context of an area. These planning areas should guide future development. If there are significant reasons for noting a CES on top of PA 1, 3 or 3, they should be addressed prior to developing these former quarry sites.

County's Response - March, 2007

Concur with OSG provided that ALL surrounding PA delineations and actual land uses are taken into consideration, as well as existing site conditions, proximity to existing infrastructure and utilities, location within/proximity to Designated Centers or other targeted growth areas, and realistic feasibility of accomplishing various site restoration/reclamation options.

In many quarry situations, no natural conditions remain, and it appears delineation as PA5 or CES is inconsistent with site conditions.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	101
Source:	County Report	Approved by OSG Director	
NE Item No.	10	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Camden County requests modification to the indicator regarding protected historic and cultural sites.

CAMDEN COUNTY - Submitted:

The suggested indicator for Goal #7 (page 21) is vague. It is unclear what a protected historic and cultural site means. Conceptually, this is a good measure, but the text should explain from whom and what, by whom or what, and how these sites are protected. Some agencies that can better help develop indicators and targets are the New Jersey Historic Preservation Office, New Jersey Cultural Trust, New Jersey Historic Trust, New Jersey Historical Commission, Association of County Cultural and Heritage Commissions, as well as several statewide non-profits, such as Preservation New Jersey.

Preliminary State Plan Section as Currently Proposed:

New Indicator: • Percent of New Jersey's (State, County, Local) Identified Historic and Cultural Sites and Institutions that are Protected

Section Two: Goal #7 page 21

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE # 34 - Suggested new indicator measuring the percent of New Jersey's (State, County, Local) identified historic and cultural sites and institutions that are protected, p. 23

While protecting historic and cultural sites is a desirable goal, this indicator is difficult to construct given the existing data. The State Plan is specific as it can be in this regard.

SOMERSET COUNTY:

Somerset County supports the inclusion of an indicator that measures progress in implementing the SDRP's historic preservation goals. The County acknowledges that data constraints exist as noted in OSG's response. As such, we recommend that OSG work with SHPO to complete a GIS-based dataset for the entire state that can be used for this purpose. In the mean time, the proportion of municipalities engaged in the Plan Endorsement Process who have adopted historic preservation elements as part of their master plans and associated implementation ordinances should be measured. In addition, the OSG, in coordination with SHPO, should track the number of municipalities that have achieved "Certified Local Government Status."

County's Response - March, 2007

Concur w. OSG

(OSG should take the lead in encouraging SHPO to complete a GIS database of registered Historic Sites and



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	101
Source:	County Report	Approved by OSG Director	
NE Item No.	10	Preliminary Staff Recommendation:	Disagreement

Districts. Number of municipalities that achieve SHPO "Local Govt. Status" could also be tracked.)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	102
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Smart Growth Areas

FROM HUNTERDON COUNTY

Recommendations: Smart Growth Areas should be limited to PA 1 and 2 and designated growth Centers (as opposed to limited growth Centers). Designated growth centers need to be distinguished from other types of designated Centers (i.e. Centers with tight community development boundaries limiting the amount of additional growth). Both the State Plan and fast track legislation should be amended to reflect this and to bring definitions into consistency.

Preliminary State Plan Section as Currently Proposed:

Metropolitan Planning Area (PA1) General Description

Page 30

Smart Growth Area means Planning Areas 1 and 2, designated centers, and areas designated for growth, including areas for agricultural industry growth, in a plan that has been endorsed by the State Planning Commission. The purpose of designating smart growth areas outside of Planning Areas 1 and 2 is to create compact development forms that absorb growth that would otherwise occur in the Environs. Smart growth areas should be integrated into a regional network of communities with appropriate transportation linkages.

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE:**

The State Plan does not prohibit growth or development anywhere in the State. However, if the Plan is to be a useful guidance document and a method of rewarding good planning, then Centers must necessarily accommodate growth that is appropriate for that particular center. Larger scale development is ideally directed to "smart growth areas" in PA 1, PA 2 or Centers. Rural areas of the state will undoubtedly experience some amount of growth which should primarily be accommodated within designated centers. Ultimately, any development that takes place must be appropriate for its location and scaled to and designed within the both the resource and infrastructure constraints of that location.

SOMERSET COUNTY RESPONSE:

Somerset County agrees that centers differ significantly in their capacity to absorb growth. "Designated growth centers" such as Regional Centers containing multimodal corridors, planned transit villages and TDR receiving areas that have available system capacity and opportunities for larger scale development and redevelopment should be distinguished from "limited growth" centers such as older, fully developed traditional towns with limited infill and smaller-scale redevelopment capacity; and "non-growth" centers such as built-out historic hamlets and



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	102
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

villages. As stated on page 80 of Somerset County's Final Cross Acceptance Report, "municipalities should define the amount of growth and associated infrastructure it determines to be appropriate based on community, economic, natural system and infrastructure capacity. Growth should not occur at the expense of community character, environmental quality, community fiscal balance and quality of life."

County's Response - March, 2007

See # 48 above. Centers differ in their capacity to absorb growth, and should be reflected in Endorsed regional and local plans.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	103
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Disagreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Topic #4: Public Investment Priorities

New growth Centers should not be built to accommodate projected growth while existing urban and suburban Centers languish in neglect and disrepair.

SUBMITTED BY HUNTERDON COUNTY:

The State Plan sets forth a system of allocating public investments across New Jersey (p. 116 of the 2001 State Plan). Do you agree with the priority scheme put forth in the Plan? Participants agree with the Public Investment Priorities as presented in the Plan.

The State Plan projects that between the years 2000 and 2020, New Jersey will grow by approximately 1.4 million people. Hunterdon County's population is projected to be approximately 147,000 by 2020, an increase of 26,221 from 2000. The State Plan is based on the premise that all of projected growth should be accommodated. It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. (p. 116) Do you agree with this policy statement?

Participants feel that it is unrealistic to accommodate projected growth without compromising quality of life. Chances are, the State's infrastructure cannot accommodate this growth, nor can the natural environment. The State should recognize that there is a maximum threshold beyond which the State cannot afford to grow. It is inappropriate to base goals on unrealistic projections. New growth Centers should not be built to accommodate projected growth while existing urban and suburban Centers languish in neglect and disrepair. The State must reinvest in these areas and redirect growth accordingly.

Preliminary State Plan Section as Currently Proposed:

Public Investment Priorities

Section in Existing State Plan:

Page 116

It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.

d. It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state;

New Jersey State Planning Act, N.J.S.A. 52:18A-196.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	103
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Disagreement

Additional Information Regarding Proposal:

Staff Response:

STATEWIDE ISSUE:

The State Plan seeks to accommodate population and economic growth that is diverse in its socioeconomic and demographic makeup. The Plan encourages more constructive land use patterns to balance growth and preservation. The State Planning Commission continues to explore ways to analyze land use and growth patterns.

SOMERSET COUNTY'S RESPONSE:

Consistent with recommendations included on Page 80 of Somerset County's Final Cross Acceptance Report, Somerset County agrees that the OSG and the SPC should develop appropriate models and associated system capacity data that can be used by municipalities and counties in assessing system capacity needs in PAs 1, 2, 3 and Centers. Infrastructure investment prioritization is needed in communities that have identified areas where development, infill and redevelopment opportunities exist but that are hampered by known infrastructure constraints.

County's Response - March, 2007

Concur w. OSG

(But develop sound capacity data for natural and built infrastructure as a tool for guiding the location and amount of development)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	104
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

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

SUBMITTED BY ESSEX COUNTY:

A sub-category should be added to the Metropolitan Planning Area (PA1) to more accurately represent the many of the less urban communities in the Metropolitan Planning Area. The subcategory should include the municipalities consisting of older established communities at or near full build-out, that are focused on preservation/enhancement of existing character and conditions. These communities should not be targeted for intensive development or redevelopment, but should be permitted and encouraged to retain their existing character and development patterns, with future growth to occur at the densities set forth by the respective municipal master plans. Such communities have been engaged in comprehensive planning for over 50 years and have very nearly achieved the vision set forth early in their planning programs. They must now be permitted to preserve and nurture the results of that effort: stable residential neighborhoods on tree-lined streets, attractive town centers, scattered parks and greens, a balance of other land uses – vibrant communities. If subtracted from the Preliminary Plan's anticipations for "intensive redevelopment," these areas may have a substantial impact on the assessment of overall availability of space and opportunity for future growth. Applicable communities are concerned that developers could use the State Plan as a means to force unwanted growth upon a community.

Preliminary State Plan Section as Currently Proposed:

Policies for Planning Areas

Section in Existing State Plan:

Planning Areas: Metropolitan Planning Area (PA1)-Delineation Criteria (page 187.)

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

As currently defined, the Metropolitan (PA1) and Suburban (PA2) encompass both urban environs, as well mature inner ring suburban settings.

SOMERSET COUNTY'S RESPONSE:

Older towns and small cities exist within PA1 that are at or near build-out, and that are now focused on the preservation and enhancement of their existing downtown commercial areas and established traditional neighborhoods. This can be accomplished by adding center and planning area policies and density criteria that distinguish between growth, limited growth and non-growth areas within PA1, consistent with the above recommendations.

County's Response - March, 2007

Concur w. OSG.

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New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	104
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation: Disagreement	

(Address in Endorsed Plans.)



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	56
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:

Greenway, Stream & Scenic Corridors:

The restoration of water-front areas to improve quality of life, community aesthetics, land values and environmental equity, as well as stream ecology, water quality, flood mitigation and water filtration functions of greenways in our urban and suburban areas has become a growing local, regional and state priority. There is great inconsistency regarding how greenways along major river and stream corridors are currently depicted on the State Plan. Abrupt changes occur along several corridors that cross over into adjoining counties.

Recommendations: Identify a strategy for delineating greenway, stream and scenic corridors statewide on the SPPM - The SPC should seek guidance from counties, municipalities, regulatory agencies, watershed associations, water supply authorities, park commissions, and the public in defining a statewide approach to how greenway, river, stream and scenic corridors should be represented on the SPPM. Newly available GIS Riparian data, FEMA 100 year flood areas, DEP flood prone and flood hazard areas, wetlands, associated buffer areas, forests and habitat is now available and can be used for this purpose. It is Somerset County's policy for all primary greenways identified in the adopted County Parks, Recreation and Open Space Plan to be shown as PAs 4B, 5, 6, 7, 8 and proposed new PA9 on the SPPM. However, secondary greenways are being delineated on the SPPM in some areas using CES Overlays. Publicly acquired parks and open space represented as PA 6, 7 and 8 on the SPPM should be considered synonymous with PAs 4B and 5 when interspersed along stream corridors and greenways and adjoining smaller PA 4B and 5 areas to prevent fragmentation of these PAs and to be consistent with the SDRP's "one square mile" PA mapping criteria. Greater flexibility in applying the "one square mile" Pa mapping criteria is also needed. Waterfront restoration and greenway planning programs and funding prioritization should be tied to the State Plan. Greenways that traverse PAs 1, 2, 3, centers and redevelopment areas should receive environmental restoration program and funding priority.

Preliminary State Plan Section as Currently Proposed:

10 Greenways, Scenic and Historic Corridors

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE:**

Thank you for your comment. This issue that you raised has Statewide implications and an appropriate response will be drafted accordingly.

County's Response - March, 2007

SCPB would like these to be shown as PA5 to enhance the regional land-use planning framework they provide



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	60
Source:	County Report	Approved by OSG Director	
Montgomery and Stony Brook-Millstone commented in support of protecting the Sourlands. NE Item No. 10		Preliminary Staff Recommendation:	Pending

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

Proposed SRA Designation of the Sourland Mountains in the SPPM:

The proposed SRA for the Sourland Mountains involves 3 counties (Somerset, Hunterdon and Mercer) and 7 municipalities. Within Somerset County, most of the Sourlands in Hillsborough are undeveloped and designated predominantly as PA 4 and 4B. Development is predominantly confined to linear roadway-strip development in Hillsborough. In Montgomery, significant development activity has taken place and several areas are suburban in character and shown as PAs 2, 3 and 4 on the PSPPM. The affected municipalities are pursuing zoning changes, the establishment of a Transfer of Development Rights Program and targeted open space acquisition to protect the remaining undeveloped portions of the mountain. Montgomery has a septic system management program in place to help protect ground water in the area.

The SRA designation of the Sourlands as proposed by the Sourlands Planning Council is supported by the Planning Boards of the affected municipalities in Somerset County (Hillsborough and Montgomery) and the Somerset County Planning Board. County and local support for SRA delineation within these other jurisdictions appears strong. The Sourlands Planning Council has used State Smart Growth Planning Grant resources to prepare a NRI and supportive analyses, which document the surface water, ground water and endangered species conditions and issues affecting the Sourlands and that provide justification for the SRA designation. An analysis of the master plans and zoning ordinances of all jurisdictions as they apply to the Sourlands region has been completed, and a preliminary build-out analysis has also been performed.

Recommendations: Designate the Sourland Mountains as a SRA - The Somerset County Planning Board finds the justification to delineate the Sourland Mountains as a SRA to be adequately documented. Additional information about the oversight entity that is proposed for coordinating and implementing planning within the Sourlands SRA was requested but is not available at this time. Electronic and paper copies of the Natural Resource Inventory, Build-out Analysis and other related studies have been requested for inclusion in the final Somerset County Cross-acceptance Report.

Preliminary State Plan Section as Currently Proposed:

Statewide Policy 18. Special Resource Areas

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

The Sourland Mountain region and its unique resources are currently being studied. A grant from the Office of Smart Growth has been provided for this study. Pending the outcome of that study and until a determination is made by the State Planning Commission; the Sourlands cannot be mapped as a Special Resource Area.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	60
Source:	County Report	Approved by OSG Director	
Montgomery and Stony Brook-Millstone commented in support of protecting the Sourlands. NE Item No.		Preliminary Staff Recommendation:	Pending

County's Response - March, 2007

Are the NRI, Zoning and Build-out Analysis, Hydro-geologic and other studies adequate for this determination?

What exactly is outstanding?



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SOMERSET COUNTY	OSG Item No.	61
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:

Proposed Millstone Valley SRA:

A proposal to delineate the multi-jurisdictional, bi-county Millstone Valley as a Special Resource area has been raised during Cross-acceptance.

Recommendations: The County Planning Board finds that inadequate documentation; studies and plans are currently available to delineate the extent of the SRA and to substantiate the full environmental and ecological issues affecting the Millstone Valley. The County Planning Board recommends, though, that careful consideration be given to the PSPPM to ensure that the Planning Area Designations are consistent with the long-term objectives and vision for the Millstone Valley. The Planning Board further recommends tat this issue be pursued further during the County and local Plan Endorsement Process. Also, the information being developed for the National By way Corridor Management Plan, which is now underway, should be incorporated into the Plan Endorsement Process.

Preliminary State Plan Section as Currently Proposed:

Statewide Policy 18. Special Resource Areas

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

There is evidence to indicate that the Millstone River Valley is an area or region with unique characteristics or resources of statewide importance. However at this point in time there has not been sufficient information to support a designation for the Millstone Valley as a Special Resource Area. Such a designation is ultimately the decision of the State Planning Commission and consideration should be given, and investigation should be undertaken, to determine if this area should be so designated.

County's Response - March, 2007

Concur with OSG that Further investigation is needed.