

Bergen County Cross- Acceptance

Public Meeting

May 8, 2007

Cross-Acceptance

- Process to Obtain Input on State Plan From Counties & Municipalities
- Addresses Policy Issues & State Plan Policy Map
- Meetings Regarding All 21 Counties
- Input From All State Departments & Agencies
- Extensive Meetings Before Tonight
 - Internal Meeting At OSG
 - Inter-agency Meeting with All Relevant State Agencies
 - Staff-to-Staff Meeting with County Planning Staff
 - Final Public Meeting
- No Final Decisions on Policies Before End of Process
- We Are Hear to Listen to County's Interests

County Negotiations

- Preliminary State Plan Map
- County Submissions for Proposed Changes
- Statement of Agreements & Disagreements
- Negotiation Agenda
- Final Resolution of Agreements & Disagreements
- Summary of Staff-to-Staff Meeting

CROSS-ACCEPTANCE III SCHEDULE

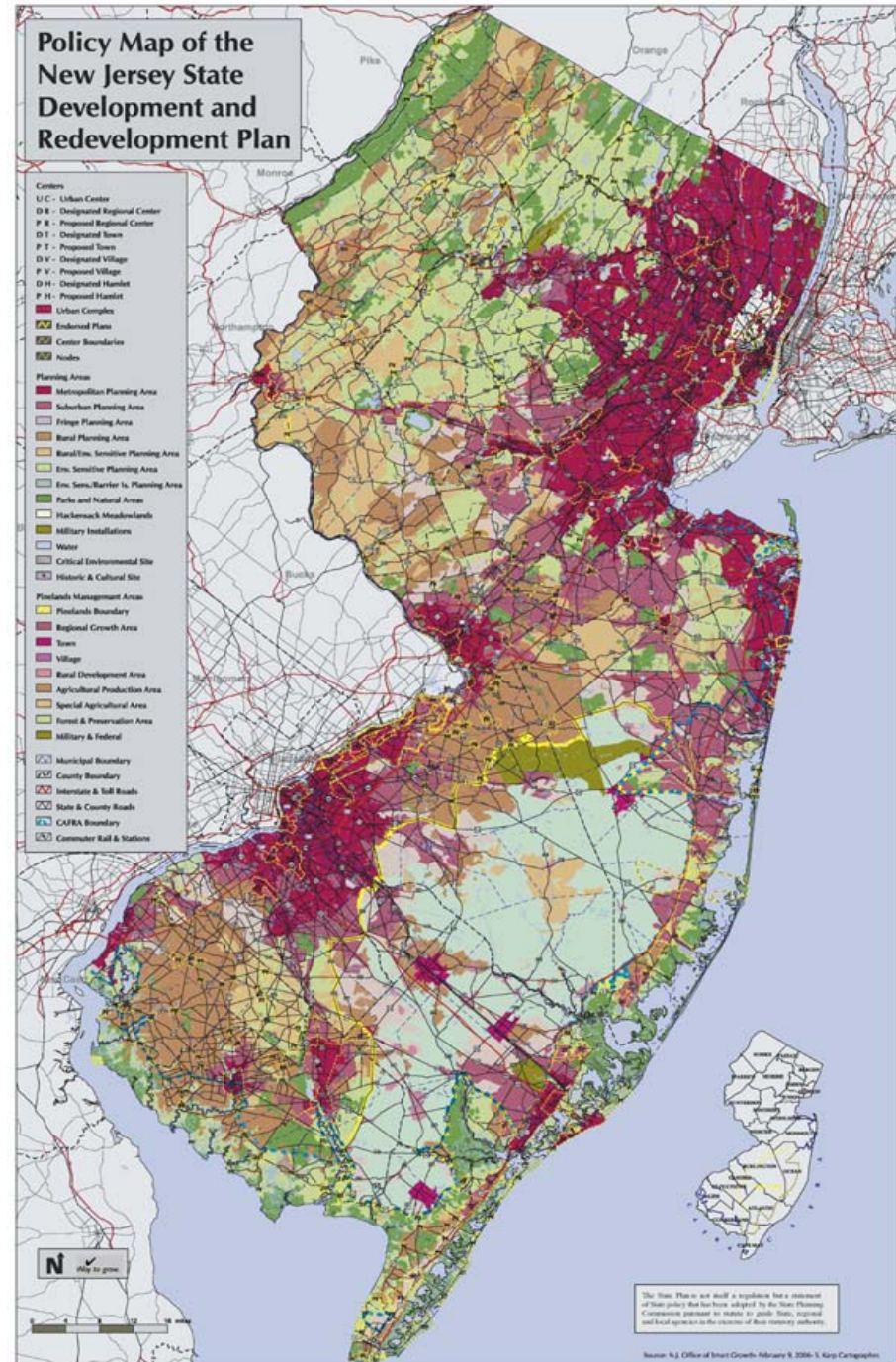
Dates	Internal OSG	Agency Meetings	Staff-to Staff Meetings	Public Meetings
08/14/06 To 09/08/06	<i>(1) Bergen 08/15/06</i> <i>(2) Passaic 08/15/06</i> <i>(3) Hudson 08/22/06</i> <i>(4) Essex 08/29/06</i> <i>(5) Union 08/29/06</i>	<i>(1) Bergen 09/07/06</i> <i>(2) Passaic 09/07/06</i>		
09/11/06 To 10/13/06	<i>(6) Middlesex 09/05/06</i> <i>(7) Monmouth 09/05/06</i> <i>(8) Cumberland 09/12/06</i> <i>(9) Camden 09/12/06</i> <i>(10) Atlantic 09/19/06</i> <i>(11) Salem 09/19/06</i> <i>(12) Cape May 09/26/06</i> <i>(13) Gloucester 09/26/06</i> <i>(14) Mercer 10/10/06</i> <i>(15) Sussex 10/10/06</i>	<i>(3) Hudson 09/14/06</i> <i>(4) Essex 09/21/06</i> <i>(5) Union 09/21/06</i> <i>(6) Middlesex 09/29/06</i> <i>(7) Monmouth 09/29/06</i> <i>(8) Cumberland 10/05/06</i> <i>(9) Camden 10/05/06</i> <i>(10) Atlantic 10/12/06</i> <i>(11) Salem 10/12/06</i>	<i>(1) Passaic 09/22/06</i> <i>(2) Hudson 09/29/06</i> <i>(3) Essex 10/13/06</i>	
10/16/06 To 12/01/06	<i>(16) Somerset 10/17/06</i> <i>(17) Ocean 10/17/06</i> <i>(18) Warren 10/17/06</i> <i>(19) Burlington 10/27/06</i> <i>(20) Morris 11/17/06</i>	<i>(12) Gloucester 10/19/06</i> <i>(13) Cape May 10/19/06</i> <i>(14) Mercer 10/26/06</i> <i>(15) Sussex 11/02/06</i> <i>(16) Warren 11/09/06</i> <i>(17) Somerset 11/30/06</i>	<i>(4) Union 10/23/06</i> <i>(5) Atlantic 11/21/06</i> <i>(6) Cumberland 11/29/06</i>	
12/04/06 To 02/02/07		<i>(18) Ocean 12/07/06</i> <i>(19) Morris 12/07/06</i> <i>(20) Burlington 12/14/06</i>	<i>(7) Warren 12/13/06</i> <i>(8) Sussex 12/19/06</i> <i>(9) Cape May 12/21/06</i> <i>(10) Gloucester 01/29/07</i> <i>(11) Middlesex 02/02/07</i>	<i>(1) Atlantic 01/29/07</i> <i>(2) Hudson 01/31/07</i>
02/05/07 To 03/09/07	<i>(21) Hunterdon 02/16/07</i>	<i>(21) Hunterdon 03/08/07</i>	<i>(12) Salem 02/28/07</i>	<i>(3) Sussex 02/22/07</i> <i>(4) Cumberland 02/28/07</i> <i>(5) Passaic 03/07/07</i>
03/10/07 To 04/30/07			<i>(13) Bergen 03/20/07</i> <i>(14) Burlington 03/22/07</i> <i>(15) Mercer 03/29/07</i> <i>(16) Ocean 04/12/07</i> <i>(17) Monmouth 04/24/07</i> <i>(18) Somerset 04/26/07</i>	<i>(6) Cape May 03/20/07</i> <i>(7) Gloucester 03/29/07</i> <i>(8) Union 04/03/07</i> <i>(9) Salem 04/17/07</i> <i>(10) Burlington 04/18/07</i>
05/01/07 To 06/15/07			Camden Morris Hunterdon	<i>(11) Bergen 05/08/07</i> <i>(12) Warren 05/16/07</i> Essex Middlesex Morris Camden Monmouth Somerset Mercer Hunterdon Ocean

Italicized Type = Dates that have passed
Regular Type = Upcoming dates

Schedule is subject to change

The State Plan Policy Map

- Graphic Depiction of State Plan Policies Regarding Growth & Preservation
- Five Planning Areas
- Deal with Diversity of Planning Goals
- Meet Challenge of Preserving Diverse Resources
- Help Plan the Nation's Most Densely Populated State



New Jersey County Characteristics

County	Population	Land	Density
Atlantic	252,552	561	450
Bergen	884,118	234	3,775
Burlington	423,394	805	526
Camden	508,932	222	2,289
Cape May	102,326	255	401
Cumberland	146,438	489	229
Essex	793,633	126	6,285
Gloucester	254,673	325	784
Hudson	608,975	47	13,043
Hunterdon	121,989	430	283
Mercer	350,761	226	1,552
Middlesex	750,162	310	2,422
Monmouth	615,301	472	1,303
Morris	470,212	469	1,002
Ocean	510,916	636	803
Passaic	489,049	185	2,639
Salem	64,285	338	190
Somerset	297,490	305	976
Sussex	144,166	521	276
Union	522,541	103	5,059
Warren	102,437	358	286
Total	8,414,350	7,417	1,134

State Plan Policies

- More Important Than Map
- Discussed Policies Will Become Part of State Plan Where There Is Consensus
- Policies Need To Be Broadly Applicable
- Cover Wide Range of Topics
- Largest Portion Of Staff-to-Staff Meetings Spent on Policies
- State Plan is Advisory
- Local Government Still Controls Local Zoning

Goals of State Plan Policies

- Slow Sprawling Development
 - Traffic
 - Congestion
 - Pollution
 - Strain on Services
 - Increased Local Property Taxes
- Protect Natural Resources
- Direct Growth & Development to Appropriate Places
 - Revitalize Historic Towns & Cities
 - Compact Center-Based Development
 - Preserve Surrounding Rural Areas
- Balanced Land Use Policies
- Guide State's Investment of Resources
- Stabilize Costs & Taxes
- Protect Quality of Life

2007 State Development & Redevelopment Plan

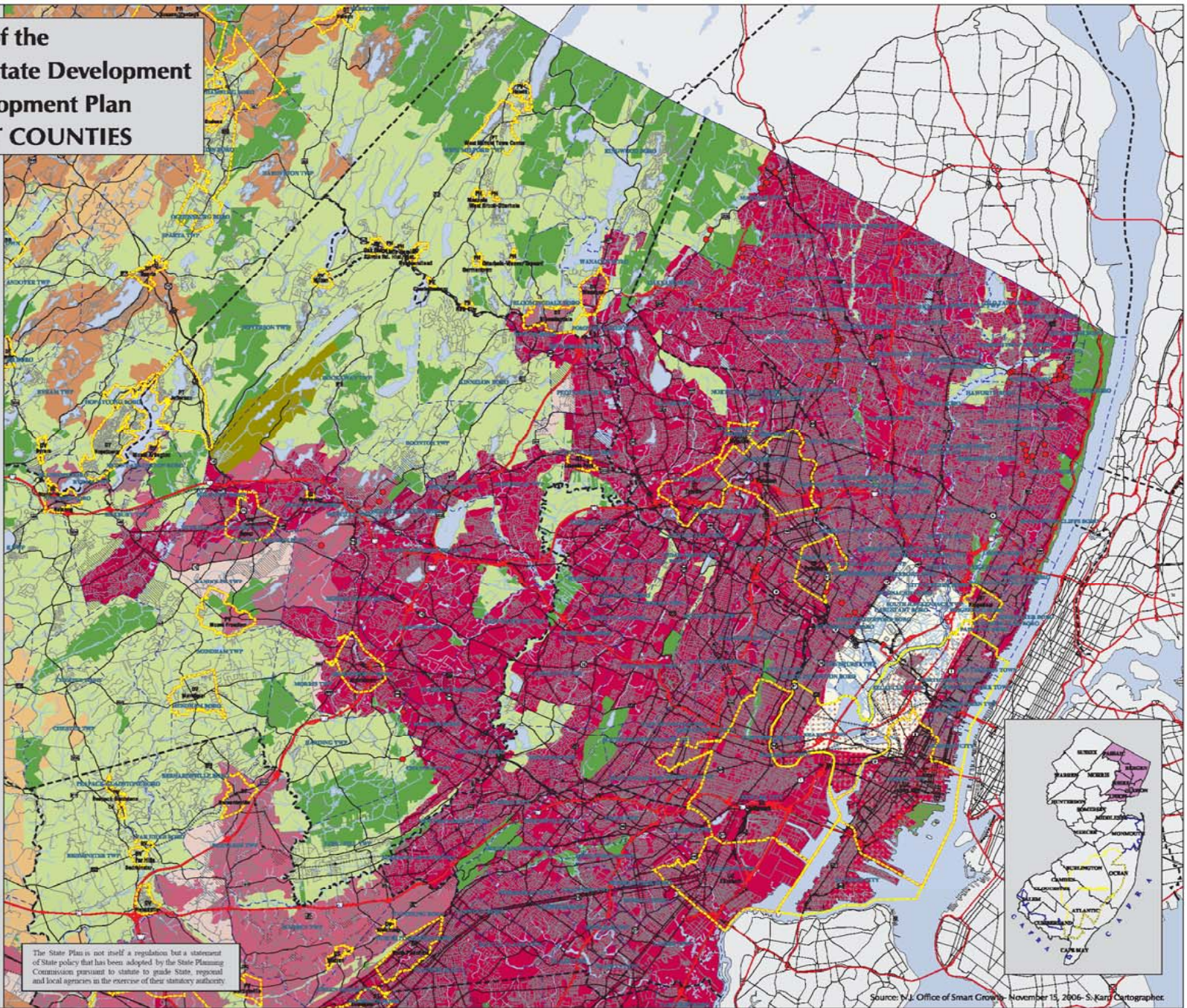
- Currently Being Drafted By OSG
- New Format
 - Resemble Municipal Master Plan
 - More User Friendly
 - Contain Elements Related to State-wide Planning
 - Substantive Input From Relevant State Agencies
- Result of Broad Range of Input
- Designed to be Relevant for 10 Years
- Intended to Be Useful Tool for Implementation of the Policies & Goals Stated in the Plan

Bergen County Policy Issues

- Are PA 1 Policies Appropriate
- COAH/Affordable Housing
- Suburban Re-Development
- Center-Based Development/Directing Growth
- Transportation
 - Route 17
 - Mass Transit Opportunities
- Future Infrastructure
 - Water Supply
 - Sewer Capacity/Sewer Service Areas
- School Facility Use/School Costs
- Concern with Local Property Taxes
- Regional Planning
 - Highlands
 - Meadowlands

Policy Map of the New Jersey State Development And Redevelopment Plan NORTHEAST COUNTIES

- Centers**
- U.C - Urban Center
 - D.R - Designated Regional Center
 - P.R - Proposed Regional Center
 - D.T - Designated Town
 - P.T - Proposed Town
 - D.V - Designated Village
 - P.V - Proposed Village
 - D.H - Designated Hamlet
 - P.H - Proposed Hamlet
- Urban Complex**
- Urban Complex
 - Endorsed Plans
 - Center Boundaries
 - Nodes
- Planning Areas**
- Metropolitan Planning Area
 - Suburban Planning Area
 - Fringe Planning Area
 - Rural Planning Area
 - Rural/Enc. Sensitive Planning Area
 - Enc. Sensitive Planning Area
 - Enc. Sens./Barrier Is. Planning Area
 - Parks and Natural Areas
 - Hackensack Meadowlands
 - Military Installations
 - Water
 - Critical Environmental Site
 - Historic & Cultural Site
- Pinelands Management Areas**
- Pinelands Boundary
 - Regional Growth Area
 - Town
 - Village
 - Rural Development Area
 - Agricultural Production Area
 - Special Agricultural Area
 - Forest & Preservation Area
 - Military & Federal
- Boundaries**
- Municipal Boundary
 - County Boundary
 - Interstate & Toll Roads
 - State & County Roads
 - CAFRA Boundary
 - Commuter Rail & Stations



Way to grow.

The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority.

Bergen County Mapping Issues

- Majority of County is Planning Area 1
- Identifying Environmentally Sensitive Areas
 - Planning Area 5
 - CES
- Map Historic Sites & Districts
- Appropriately Locating COAH Projects
- Redevelopment Areas

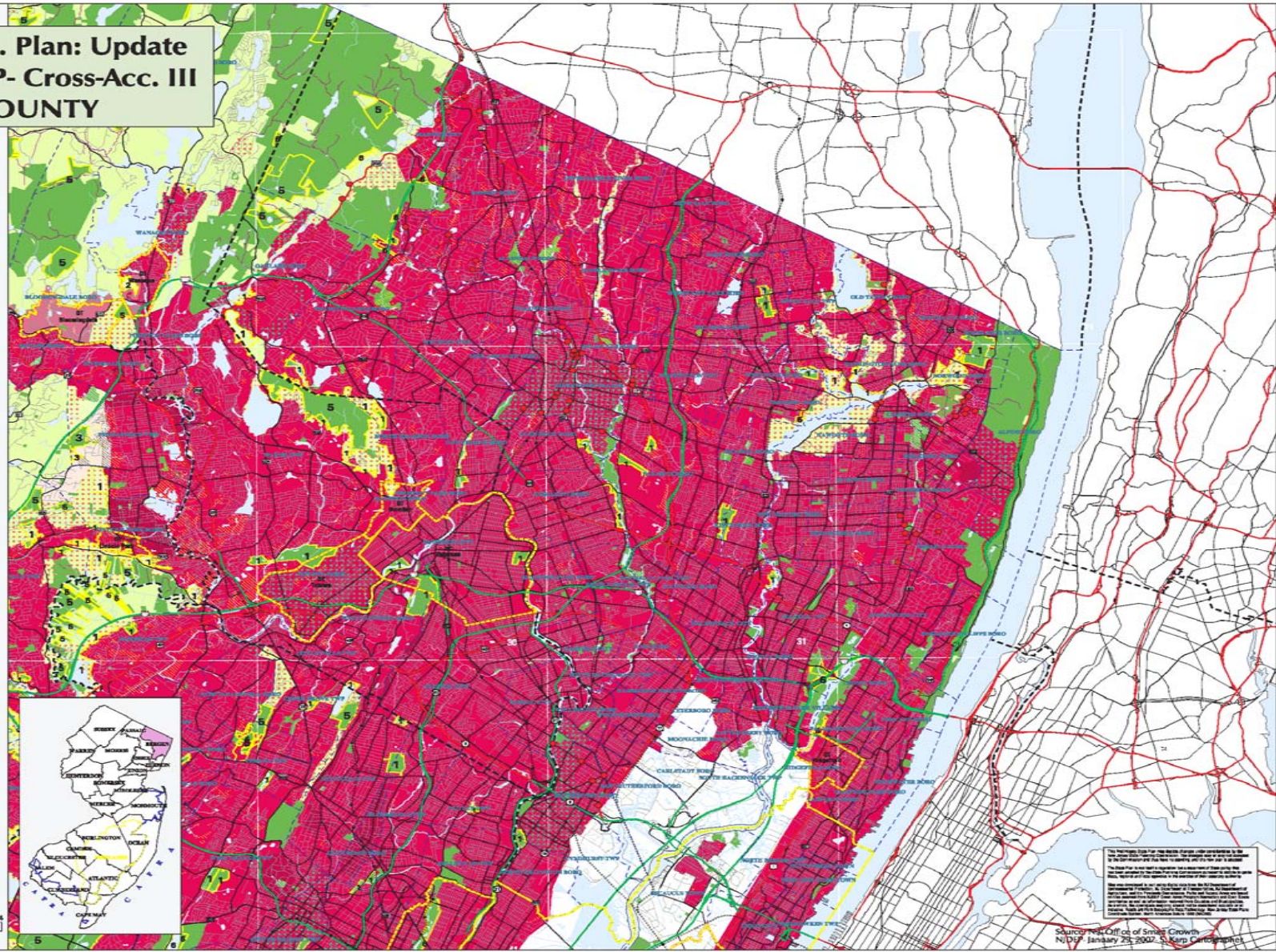
N. J. Prelim. Plan: Update DELTA MAP- Cross-Acc. III BERGEN COUNTY

- U C - Urban Center
- D R - Designated Regional Center
- D T - Designated Town
- D V - Designated Village
- D H - Designated Hamlet
- Urban Complex
- Endored Plans
- Center Boundaries
- Nodes

- Preliminary Changes**
- Planning Area Change
- Potential Critical Env. Site
- Deicted Critical Env. Site
- Maintained Critical Env. Site
- Previous Planning Area Number
- Category One Streams

- Wastewater Plans & PKs**
- Unsewered PK1
- Unsewered PK2
- Sewered PK3
- Sewered PK4
- Sewered PK4b
- Sewered PK5

- Planning Areas**
- Metropolitan Planning Area (1)
- Suburban Planning Area (2)
- Fringe Planning Area (3)
- Rural Planning Area (4)
- Rural/Env. Sensitive P. Area (42)
- Env. Sensitive Planning Area (5)
- Env. Sens./Barrier Is. P. Area (52)
- Park and Natural Areas (6, 7, 8)
- Hackensack Meadowslands (9)
- Military Installations (12)
- Water (11)
- Maintained Critical Env. Site
- Historic & Cultural Site
- Pinelands Management Areas**
- Pinelands Boundary
- Regional Growth Area
- Town
- Village
- Rural Development Area
- Agricultural Production Area
- Special Agricultural Area
- Forest & Preservation Area
- Military & Federal
- Municipal Boundary
- County Boundary
- Primary Highway - Limited Access
- Primary Road
- Secondary Roads
- CAFRA Boundary
- Commuter Rail & Stations



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Source: Office of Small Growth and Rural Development, NJDP, January 25, 2007. Sharp Cartography



Next Steps

- Record & Incorporate Input From Counties & From Public
- Continue Process Until All 21 Counties Have Participated
- Finalize Draft of 2007 State Development and Redevelopment Plan
- Request Comment on Draft Plan
- Hold Six Public Hearings on Draft Plan
- Adopt New State Plan