



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

Recommend [new] State Goal 9 - Promote Cost-Effective, Environmentally Sensitive Mobility for People and Goods Statewide. Transportation is a fundamental attribute of human activity. It deserves to be treated as a separate goal in the State Plan.

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

I. State Planning Goals

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

The new State Plan will include a separate Transportation Element that details the role of transportation infrastructure in overall planning. Factors such as road capacity, transit systems, and passenger and freight rail service will be weighed planning and land use decisions.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

InterGovernmental

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

Appropriate municipal services should be regionalized at the county level or above to minimize expenditures on bureaucracy, waste, disposal, public safety, schools, and utilities.

n/a

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

Revised and new policies under Statewide Policies #2, Comprehensive Planning and #4 Infrastructure Investments

**Section in Existing State Plan:**

Statewide Policies #2 Comprehensive Planning #3 Public Investment Priorities and #4 Infrastructure Investments

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

PROPOSED STATEWIDE POLICY

The State Plan will continue to encourage collaborative planning and shared services, where appropriate.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

Edison recommends that studies, technical assistance, and transportation grants to local communities addressing transportation issues become part of the State Plan's proposals to reduce transportation problems.

n/a

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

Revised Policy 23 under Statewide Policy #8, Transportation

**Section in Existing State Plan:**

Statewide Policy #8, Transportation

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

In furtherance of the transportation policies in the State Plan, OSG and the state agencies actively provide technical assistance, planning grants, as well as direct support for DOT initiatives such as corridor studies & designated transit village planning. The plan endorsement process provides a mechanism for additional state assistance to help implement an endorsed plan, including providing transportation assistance.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

Encourage sustainable design in the revitalization of communities and stronger linkages in transportation, land use, and redevelopment planning. The importance of integrated transportation, land use, and redevelopment planning cannot be overstated.

n/a

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

Revised Policy 23 under Statewide Policy #8, Transportation

**Section in Existing State Plan:**

Statewide Policy #8, Transportation

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

Consistent with Transportation Policy 4, Integration of Land Use and Transportation Planning OSG and other State agencies actively provide technical assistance, planning grants, as well as direct support for DOT initiatives such as corridor studies & designated transit village planning. This assistance is designed to ensure integration of transportation and land use, including redevelopment planning.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

Metuchen would benefit by increased funding for transportation, including traffic calming and pedestrian safety. Through-traffic on the Borough's major arteries is the single greatest threat to the quality of life of its citizens.

n/a

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

n/a

**Section in Existing State Plan:**

Statewide Policy #8, Transportation

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****PROPOSED STATEWIDE POLICY**

Designated Centers and Transit Villages do benefit from funding priorities at the State level. The State Development and Redevelopment plan highlights Transportation as a Statewide Policy priority.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

InterGovernmental

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

Coordinate State Agencies and Provide Smart Growth Funding Incentives. The State needs to better coordinate its various agencies in embracing the State Plan so as not to hamper efforts to implement Smart Growth at the municipal level.

n/a

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

New and revised under Statewide Policy #2, Comprehensive Planning

**Section in Existing State Plan:**

Statewide Policy #2, Comprehensive Planning

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

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



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

Plan Endorsement, especially for the proposed Town Center and the Strategic Planning Area, would ease future planning; traffic and utility infrastructure improvements are barriers to future development

n/a

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

Implementing the State Plan: Plan Endorsement pg. 7

**Section in Existing State Plan:**

Implementation, pg. 107

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

We intend to propose a comprehensive update to the Plan Endorsement process and the attendant guidelines. The new proposed Plan Endorsement process will be a comprehensive and constructive engagement between municipalities and interested state agencies that will yield better planning results and access to real benefits as a consequence of endorsement.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	11
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

Funding to implement cultural and tourism resources; reduction in outside agency impediments.

n/a

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

I. Statewide Policies

n/a

**Section in Existing State Plan:**

Statewide Policy #5, Economic Development, #9 Historic Cultural and Scenic Resources and #15 Agricultural

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

The State Development and Redevelopment Plan is a planning document that provides guidance to state and local officials. The Plan does encourage recognition of cultural resources and promote tourism. However, the Plan does not have a direct role in agency budgets.





## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	13
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Housing

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

Lowering land costs sufficiently so that the Township can partner with a developer to provide affordable housing. Funding, tax, or other cost-lowering incentives are desirable.

n/a

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

n/a

**Section in Existing State Plan:**

Goal #6 and Statewide Policy #7, Housing

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****PROPOSED STATEWIDE POLICY**

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.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	14
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

Lack of Plan Endorsement is the chief hindrance to integrated planning. Its benefits would serve both to encourage and ease the preparation and integration of various proposed plans.

n/a

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

Plan Endorsement, pg.7

**Section in Existing State Plan:**

Plan Endorsement, pg. 13

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

State Agencies agree that increasing the number of entities with endorsed plans will promote integration of municipal, county, regional, and State Plans. The State Plan and the State Planning Commission will continue to encourage municipal, county, and regional entities to pursue plan endorsement.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	16
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

Strong encouragement of transit-oriented development and multi-modal transportation planning, along with better coordination of transportation and land-use planning.

n/a

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

n/a

**Section in Existing State Plan:**

Transportation Policy 4

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

The above 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:	MIDDLESEX COUNTY	OSG Item No.	19
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

It is difficult to meet the need for active recreation fields.

n/a

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

Statewide Policy #4: Infrastructure Investments: School Facility Planning and Design: Proposed New Policy:  
Public Use of Pinelands and Facilities

**Section in Existing State Plan:**

Statewide Policy #12: Open Lands and Natural Systems

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****PROPOSED STATEWIDE POLICY**

The State Plan currently recognizes the need for adequate recreational facilities (Policies 5, 6, 7, 13, 14, and 15 under Statewide Policy #12). These policies are expanded upon by the, proposed new policy concerning public use of public lands and facilities under Statewide policy #4, infrastructure investments. In addition, existing policy 7 under Statewide Policy #4 advocates use of official maps and master plans to identify private lands for public use.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	20
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

InterGovernmental

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

It can be difficult coordinating planning efforts with neighboring municipalities.

n/a

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

Implementing the State Plan: Plan Endorsement

**Section in Existing State Plan:**

Statewide Policy #2, Comprehensive Planning

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****PROPOSED STATEWIDE POLICY**

The State Plan encourages intermunicipal cooperation. The Preliminary State Plan discussion of Plan Endorsement stresses the importance of intermunicipal coordination and the plan endorsement process is designated to encourage that coordination occurs.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	22
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

Substantive incentives are needed to create improvements in mass transit/public transportation within the most densely populated areas in the State.

n/a

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

I. State Planning Goals

Statewide policy #8: Transportation

**Section in Existing State Plan:**

Statewide policy #8: Transportation : Revised Policy #28

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****PROPOSED STATEWIDE POLICY**

The State Plan includes policies that promote transit infrastructure and agree they should be encouraged.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	15
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Defer to PE

**General Topic:**

Other

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

Perth Amboy has set a high priority on becoming an Urban Center under the State Plan and proposes that the City be granted this status after appropriate petitioning and certification.

n/a

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

27. Endorsed Plans

n/a

**Section in Existing State Plan:**

n/a

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

Perth Amboy is encouraged to submit a petition for Plan Endorsement in an effort to obtain Center designation.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	9/14/2006
CRANBURY		Preliminary Staff Recommendation:	Disagreement
NE Item No.			

**General Topic:**

Agricultural

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

Create a new Planning Area for preserved farmland. This category of land use is important to State policy but is not a good fit to any of the existing Planning Areas.

n/a

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

Mapping Policies, pg. 41

**Section in Existing State Plan:**

Planning Areas, pg. 186

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

It is not practical to create a new Planning Area for preserved farmland. However, depending on the complexity of the mapping, the State Planning Commission may consider mapping them on the State Plan Policy Map in the future in the similar manner that CES's are mapped.





## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	10
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Agricultural

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

Development pressure and rising land costs. The State's recent Transfer of Development Rights Act has conditions that make it impractical.

n/a

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

n/a

**Section in Existing State Plan:**

n/a

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

TDR is a tool that can compensate landowners for the development rights of their land and provide flexibility in land use planning. As environmentally sensitive features can limit development, it doesn't necessarily preclude development entirely. These credits are used to compensate landowners for surrendering all development rights based upon an accurate assessment of the development potential of the sending parcels.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	12
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Transportation

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

Balancing traffic management and environmental preservation. Specifically, wetlands preclude routes that would substantially reduce miles traveled, fuel consumption, and air pollution.

n/a

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

n/a

**Section in Existing State Plan:**

Statewide Policies #8 Transportation, #10 Air resources and #11 Water Resources

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

Traffic management has more to do with smart growth planning and development than it does with seeming environmental constraints.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	17
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Environmental

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

The resistance of developers to the imposition of municipal fees & requirements necessitates strengthened State legislation empowering municipalities.

n/a

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

n/a

**Section in Existing State Plan:**

Statewide Policy 4, Infrastructure investments

**Additional Information Regarding Proposal:**

n/a

**Staff Response:****STATEWIDE POLICY**

The State Plan provides a policy framework for regulatory decisions. It is not a regulatory document itself, nor is it a document to determine fees as a result of regulations.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	18
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Environmental

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

Tree replacement ordinance frequently challenged by developers. Improved State legislation empowering municipalities is desirable.

n/a

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

n/a

**Section in Existing State Plan:**

Open lands and Natural Systems: Forested Areas and Policy 28 Urban Forestry.

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

Tree replacement ordinances are encouraged and should be drafted in a manner consistent with the Municipal Land Use Law. Cross-acceptance is not the appropriate place to address this issue.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	21
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Housing

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

Substantive housing initiatives can create affordable housing opportunities. As indicated in a Township survey, present costs of housing and land acquisition currently are an insurmountable barrier to affordable housing production.

n/a

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

I. The State Plan

Statewide Policy #7 Housing, Revised Policy #2

**Section in Existing State Plan:**

Statewide Policy #7 Housing

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

Each municipality will have varying affordable housing obligations that are specific to the characteristics of that community. Additionally, there are a wide range of options for a municipality to utilize in meeting their housing obligation. Crafting an adequate affordable housing plan that is appropriate for each community will be an essential part of the Plan Endorsement process.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	23
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Environmental

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

The new act that fast-tracks development in PA 1 and 2 does not exempt Critical Environmental Sites from development; PA 5, however, would protect these areas from the imposition of fast track development criteria.

n/a

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

Definition of critical Environmental Site

**Section in Existing State Plan:**

Critical Environmental Site, pg. 224

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

"Fast track" legislation is not a part of the State Plan. Adequately protecting resources, including resources in areas designated as favored for growth, is a goal of the State Plan and should be reflected in rules and regulations that support that policy.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	MIDDLESEX COUNTY	OSG Item No.	24
Source:	County Report	Approved by OSG Director	9/14/2006
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Environmental

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

There are developed areas in PA 1 and 2 that are simultaneously habitats important to threatened species and that therefore should be included in PA 5.

n/a

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

Definition of Critical Environmental Site

**Section in Existing State Plan:**

Planning Area 5, pg. 215 Definition of Critical Environmental Site, pg. 257

**Additional Information Regarding Proposal:**

n/a

**Staff Response:**

The environmentally sensitive nature of an area can be depicted as a CES in Planning Areas 1 and 2.