

Town of Newton Plan Endorsement Recommendation

Presented to the

**Plan Implementation
Committee**

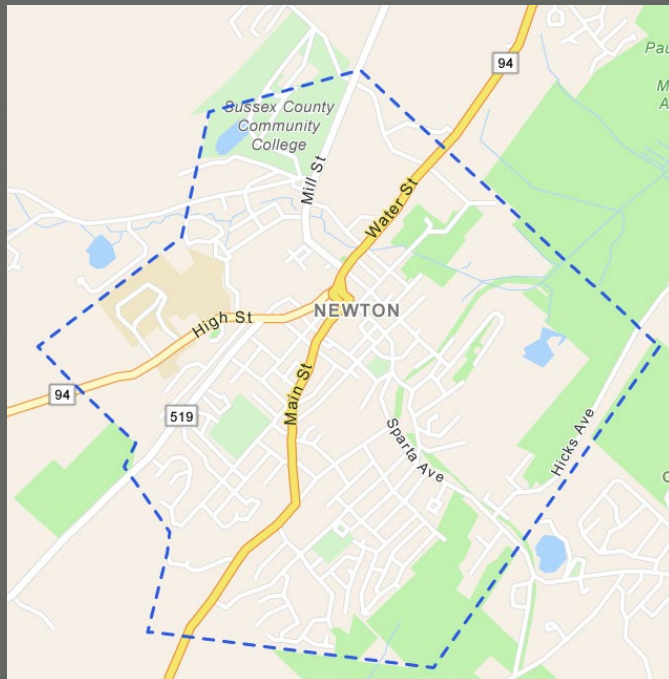
February 19, 2025

NJ Office of Planning Advocacy

Location & Regional Context

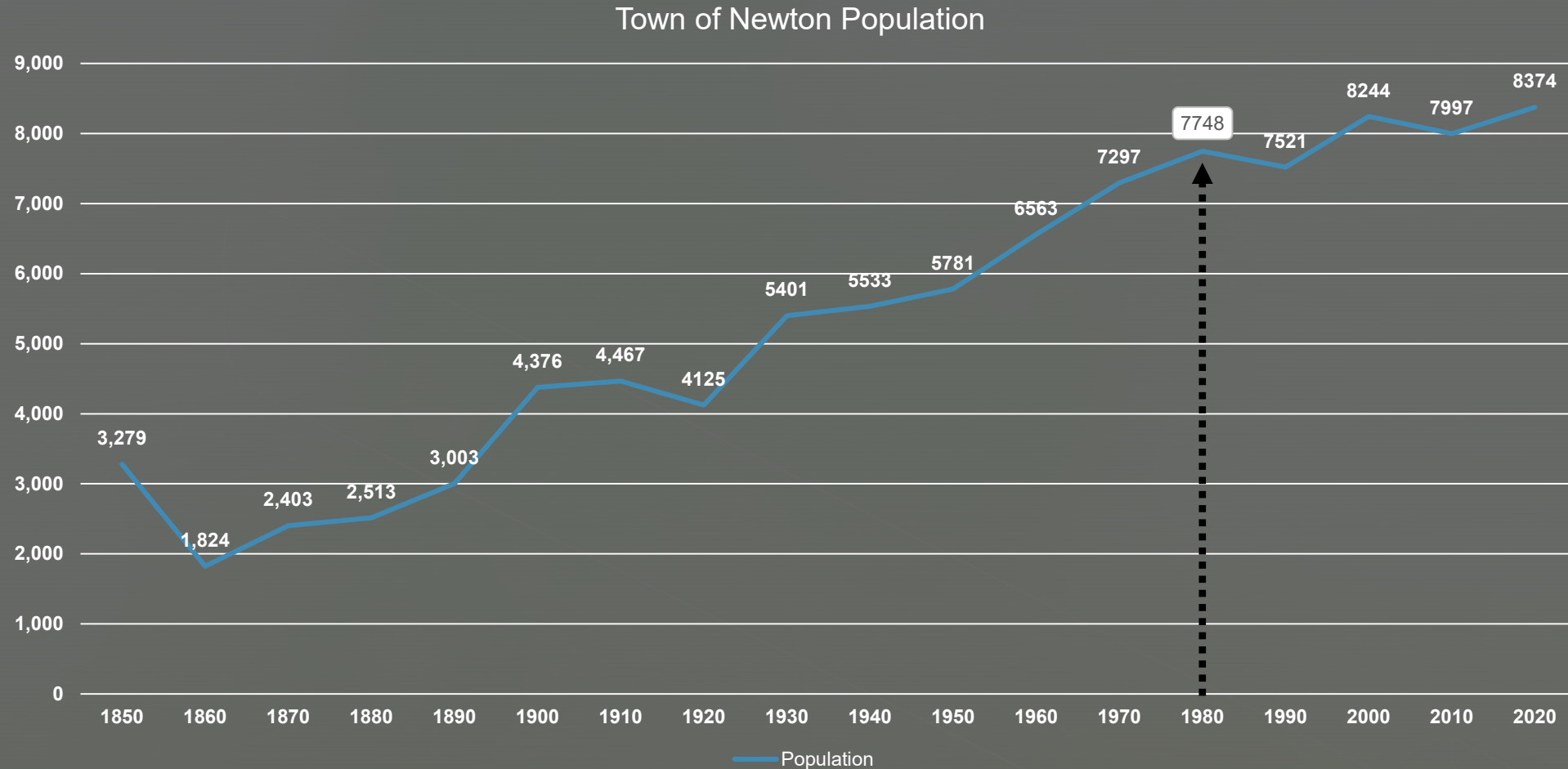
Located in the Northwestern Sussex County

The community's proximity to Paulins Kill and the Pequest River, tributaries of the Delaware River, along with its proximity to New York City have defined Newton since its' founding in 1864. The Town's evolution into the downtown- oriented, residential community that exists today has followed a pattern similar to other historic industrial Skylands communities in the State. It was also a hub for mail, freight, commerce, and education. While the Town is largely developed with residencies and shops, it still maintains its historic character and natural environment.



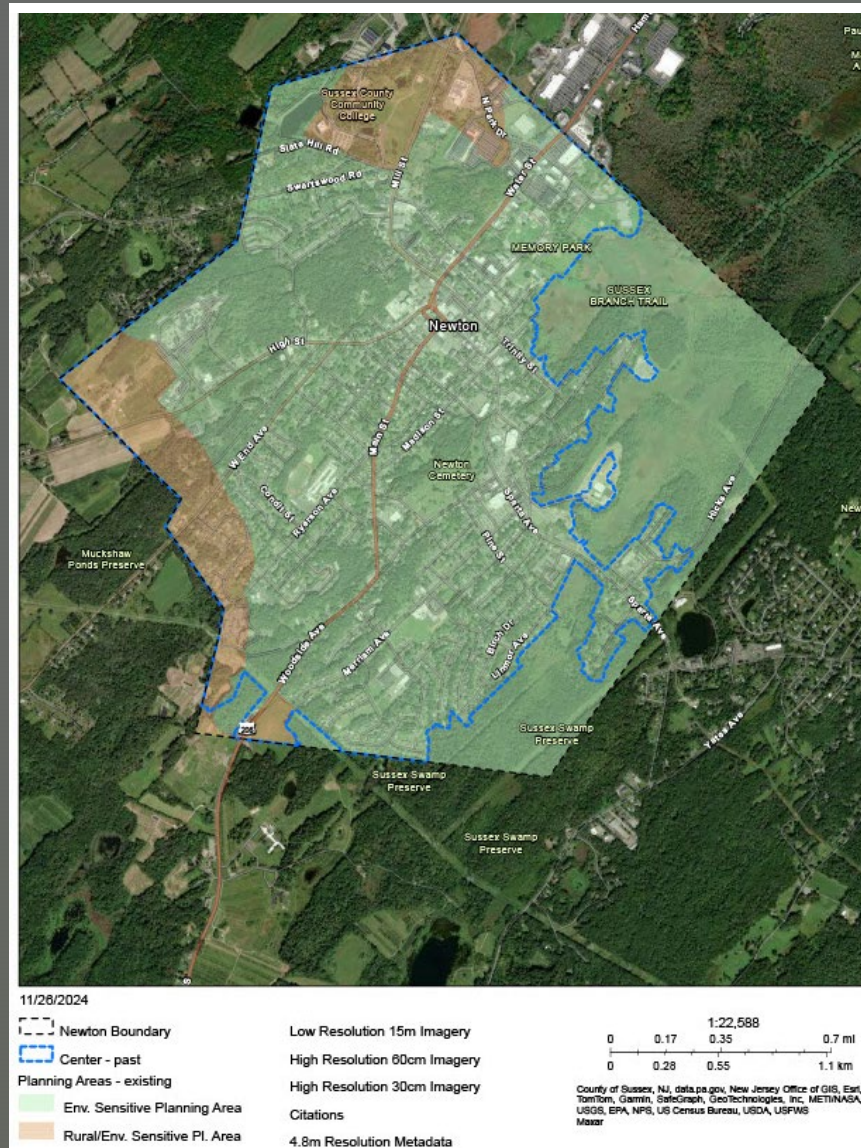
2020 Land Use/Land Cover	Acres	%
URBAN	1,267.54	58.6
AGRICULTURE	45.27	2.1
FOREST	479.10	22.1
WETLANDS	336.67	15.6
BARREN LAND	20.58	0.9
WATER	14.70	0.7
TOTAL	2,163.86	100

Demographics/Trends

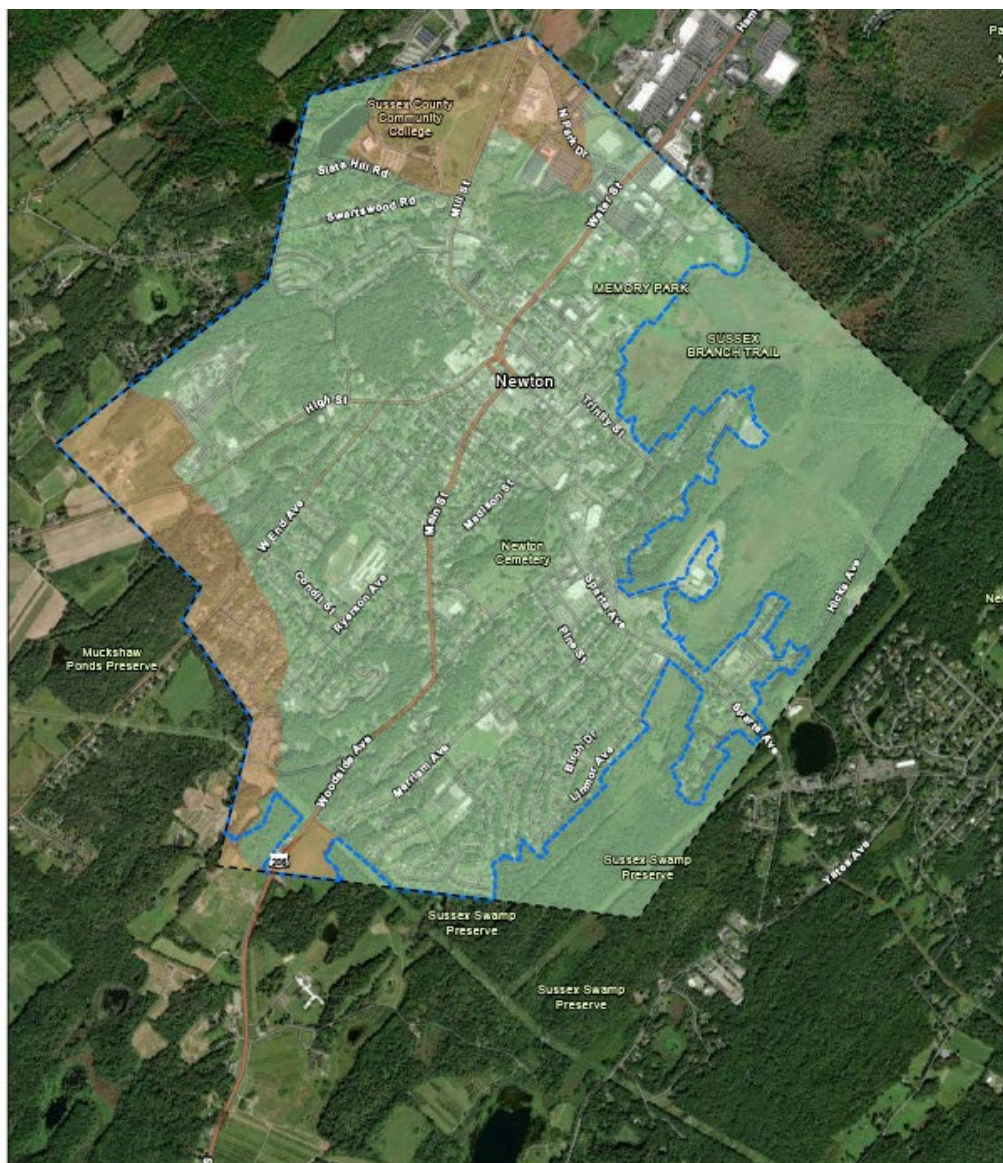


- The Town's population been in-flux since 1980
- Population growth has remained steady from 1900 to 1980

Plan Endorsement



- Regional Center Designation History
- Pilot For The Expedited Re-endorsement Process
- Rationale for Plan Endorsement And Center Designation



11/26/2024

Newton Boundary

Center - past

Planning Areas - existing

Env. Sensitive Planning Area

Rural/Env. Sensitive Pl. Area

Low Resolution 15m Imagery

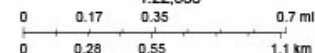
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

4.8m Resolution Metadata

1:22,588



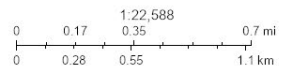
County of Sussex, NJ, data.pa.gov, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Newton Town Plan Endorsement Previous Mapping



-  CES - proposed
Planning Areas - existing

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata



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Maxar

Planning Area	Label	Existing Acreage	Proposed Acreage	Change in Acreage
PA 4B	Rural/Environmentally Sensitive	265	288	23
PA 5	Environmentally Sensitive	1,900	1,598	-302
Center Designation	Previous Acreage	Proposed Acreage	Change in Acreage	
Regional Center	1,645	1,600	-45	
CES	0	245	245	

Planning Milestones

Event(s)	Date
The Forestry Stewardship Plan	10/2012
Master Plan	2008
Natural Resource Inventory	2023
Conservation Element	2023
Open Space and Recreation Plan	2023
Town Center Designation	05/13/2013
Water Restriction Ordinance	12/9/2013
Form-Based Code Zoning	2012
Zoning Map	2014
Adopted Sussex County Waste Water Management Plan	2017
Neighborhood Preservation Program	2023
Revised Housing Element & Fair Share Plan	2016
Affordable Housing Status Updates	2018 – 2023
Land Use Land Cover	2020
Land Use Plan Element	2019
Sussex County Strategic Growth Plan	2014
Sussex County Multi-Jurisdictional Hazard Mitigation Action Plan	2021
Stormwater Pollution Prevention Plan Amended	June 2019
Community Forestry Management Plan	2018 – 2022
Water and Sewer Connection Fees Ordinance	04/10/2023
Municipal Self-Assessment	02/26/2024
Opportunity and Constraints Report	05/07/2024
Plan and Implementation Agreement	01/27/2025
PIC Approval	TBD
SPC Adoption	TBD

Consistency with the State Plan

Items
Center Designation in the PA-4B Rural Environmentally Sensitive Planning Area and PA 5 Environmentally Sensitive Planning Area
Natural Resources Inventory, Conservation Element
Business Development
Public Water, Sewer, Road, Electric, and Natural Gas Infrastructure
Sidewalks along Mill Street
Newton Town Firehouse, Municipal Buildings, Courthouse, Pool, Police Department, and Recycling Center
Four schools: Newton High School, Halsted Middle School, Merriam Avenue Elementary School, and Newton Preschool at MAS
Housing Element and Fair Share Plan
Open Space and Recreation Element
Historic Preservation Commission
Adhering to the Master Plan, including affordable housing component.
Fulfilling items outlined in the previous Plan and Implementation Agreement.
Collaborating with the State and County to align with their respective planning initiatives.

Goal #1: Revitalize the State's Cities and Towns

Goal #2: Conserve the State's Natural Resources and Systems

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal #6: Provide Adequate Housing at a Reasonable Cost

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

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

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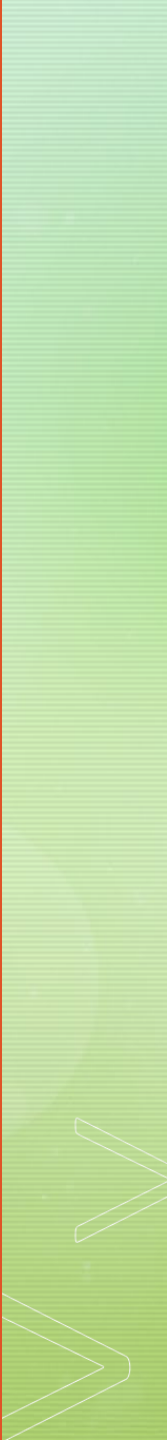
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Planning & Implementation Agreement

- OPA, Newton, and our State Agency achieved a consensus in regards to the requirements in the Plan and Implementation Agreement (PIA).
 - Newton's Governing Body formally approved the PIA and proposed State Plan Policy Map amendments at their January 27th Planning Board meeting.
 - The PIA includes items that OPA and our State Agencies believe will achieve consistency with the State Plan, as well as the updated Plan Endorsement Guidelines, which address State priorities for environmental justice and climate resiliency, including amendments to the New Jersey Municipal Land Use Law (MLUL).
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Recommendation

Based on the work the Town of Newton has supplied, actions taken and committed to complete, it is OPA's recommendation that the State Planning Commission adopt the Resolution for Plan Endorsement.