



State of New Jersey

DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE OF PLANNING ADVOCACY
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LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director

November 21, 2022

Mayor Dennis Sullivan
Borough Hall
25 West End Ave
Somerville, NJ 08876

Dear Mayor Sullivan:

By of this letter, please be advised that the Office of Planning Advocacy (OPA) wishes to invite the County and the three municipalities comprising the Regional Center Partnership of Somerset County, Inc. ("Partnership"), to officially petition the State Planning Commission ("Commission") for Plan Endorsement. Having participated in an initial pre-petition meeting with the Partnership members on March 24, 2022, and conducted a preliminary review of the Somerset County Regional Center Strategic Plan ("Strategic Plan") and supporting materials, including the 2013-2021 PIA Fulfillment Reports, OPA has determined that the Partnership is eligible to request a waiver(s) that if approved by the Commission, would enable it to pursue an expedited Plan Endorsement Renewal process in-lieu of the standard procedures as set forth at 5:857.1 et seq. In order for the said waiver to be considered by the Commission, the County and Mayor of each municipality comprising the Partnership, shall submit a formal letter to the Executive Director, along with a certified copy of a resolution adopted by the governing body at a public meeting, petitioning the Commission to renew their endorsement through the expedited process as outlined in the proposed amendments to the State Planning Rules, as adopted by the Commission on 9.1.2021. The letter shall state why the municipality is seeking renewal as part of a combined individual and regional process, outline assistance and benefits they seek from the State, and include requests for map amendments (if any). The letter shall request a Plan Endorsement Renewal meeting if desired, and be accompanied by:

An official Plan Endorsement Renewal Statement (i.e., narrative report) that includes a brief recap and overview of the previous (ten) 10 years' major activities and planning accomplishments, and how the municipality's planning and zoning, as well as the Partnership's planning efforts addressed separately by the County, remain consistent with each of the State Plan goals by addressing the below subject areas of focus.

Municipal petitioners are not asked to provide a narrative discussion of the below subjects where they are already substantially addressed in the Somerset County Regional Center Strategic Plan and supporting materials, including the 2013-2021 PIA Fulfillment Reports. However, please reference and indicate where these subjects are otherwise addressed. To the extent that the below subjects are applicable to municipal State Planning Areas located outside of the

Regional Center and Strategic Plan, those items should be addressed as part of the narrative statement. Additional information and status updates may be requested by OPA and other state agencies.

1. As applicable, an official Plan Endorsement Renewal Statement shall address the following:
 - i. Economic development and redevelopment;
 - ii. Infrastructure and utilities capacity, capital improvement;
 - iii. Transportation/Complete Streets;
 - iv. Sustainability (certification through Sustainable NJ program for example);
 - v. Center-based development and mixed use;
 - vi. Affordable housing compliance;
 - vii. Statement of actions taken toward addressing climate resilience planning and mitigation;
 - viii. Statement of actions taken toward addressing environmental justice;
 - ix. Protection of environmentally sensitive areas and sites of historic and/or cultural significance;
 - x. Farmland preservation, open space, recreation and community facilities;
 - xi. Statement of how planning and economic growth and development goals are
 - xii. consistent with, and advance the goals and policies of the State Plan;
 - xiii. Metrics created to evaluate goals and principles established within their Master Plan;
 - xiv. Statement of coordination with county or regional plans, where applicable;
 - xv. Proposed Map Amendments (in GIS format), including new or modifications to Planning Areas, Centers, Cores or Nodes, along with justification for the requested change;
 - xvi. Past (ten) 10 years' demographic changes to include population and employment;
 - xvii. Demographic projections for the next (ten) 10 years;
 - xviii. Overview of current and future needs or desires for the next (ten) 10 years
2. Documentation or links to be included:
 - i. Current Master Plan and associated elements;
 - ii. Last Master Plan Reexamination Report;
 - iii. Current Recreation Open Space Inventory;
 - iv. Copy of most recent Plan Implementation Agreement, Monitoring/Biennial Report, along with status of each item; and

- v. Current Zoning Map, Ordinance and Schedules in PDF & GIS format

3. Within 30 days of receiving the letter requesting to renew the Plan Endorsement Petition, the Executive Director will schedule an Endorsement Renewal meeting with the petitioner and relevant State Agency partners to discuss the Petitioner's submission at the Plan Endorsement Renewal Meeting. Discussion topics will include:

- i. Municipal submission and expectation;
- ii. State Agency initial response and provide details on new PE Guideline requirements; and
- iii. Additional requirements that were not previously discussed or required.

(g) Within two weeks after the meeting, a memo will be drafted by Office of Planning Advocacy in consultation with the Petitioner, Plan Implementation Committee, and other relevant entities (Highlands, Pinelands for example) of additional required material.

If you have any questions regarding this information, or other related matters, please do not hesitate to reach out to your Principal Planner Matthew Blake at matthew.blake@sos.nj.gov or me at donna.rendeiro@sos.nj.gov.

Sincerely,



Donna Rendeiro
Executive Director

Cc:

Kevin Sluka, Borough Administrator
Michael Cole, Cole & Associates, LLC
Angela Knowles, AICP/PP Deputy Director, Somerset County
Matthew Blake, Senior Planner, NJ OPA