



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
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WALTER C. LANE  
ACTING EXECUTIVE DIRECTOR/ACTING SECRETARY

Resolution No. 2025-05  
Page 1 of 2

Date: June 4, 2025  
Patron: Thomas Wright

**RESOLUTION**

**APPOINTING HEYER, GRUEL & ASSOCIATES  
TO SERVE AS THE NEGOTIATING ENTITY FOR BERGEN COUNTY IN  
THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN CROSS-ACCEPTANCE PROCESS**

**WHEREAS**, the State Planning Act of 1985, N.J.S.A. 52:18A-196 to -207, created a State Planning Commission (Commission) and an Office of Planning Advocacy for the purpose of establishing a cooperative planning process that involves the full participation of state, regional, county, and local governments; and

**WHEREAS**, the State Planning Act, N.J.S.A. 52:18A-196(a), states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, revitalize its urban centers, provide affordable housing and adequate public facilities at a reasonable cost, promote equal social and economic opportunity for New Jersey's citizens, and prevent sprawl and promote the suitable use of land; and

**WHEREAS**, the Commission's duties and responsibilities under the State Planning Act, N.J.S.A. 52:18A-199(a), include the preparation of a State Development and Redevelopment Plan; and

**WHEREAS**, the Cross-Acceptance is the process of comparison of planning policies among governmental levels with the purpose of attaining compatibility between local, county, regional, and State plans and is the vehicle for promoting vertical coordination and integration of state, regional, county, and local plans by affording participating municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

**WHEREAS**, the Commission promulgated State Planning Rules, N.J.A.C. 15:30, pursuant to its rulemaking authority under the State Planning Act, N.J.S.A. 52:18A-203 for the purpose of establishing orderly and efficient procedures for Cross-Acceptance; and

**WHEREAS**, N.J.A.C. 15:30-3.2 provides that each county planning board may serve as the Negotiating Entity on behalf of their county during Cross-Acceptance, or shall waive this statutory authority by way of a duly adopted resolution transmitted to the Office of Planning Advocacy; and

**WHEREAS**, on May 1, 2024, the County of Bergen adopted such a resolution waiving its participation as a Negotiating Entity during Cross-Acceptance (Exhibit A); and

**WHEREAS**, N.J.A.C. 15:30-3.2(d) empowers the Commission to designate an appropriate entity to assume the responsibility of Negotiating Entity for any county exercising such a waiver; and

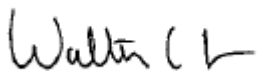
**WHEREAS**, the Office of Planning Advocacy has retained the firm Heyer, Gruel & Associates, to provide technical assistance to counties participating in Cross-Acceptance; and

**WHEREAS**, the State Planning Commission has concluded that it is appropriate, necessary, and in the Commission's and Bergen County's interest for Heyer, Gruel & Associates to serve as the Negotiating Entity on behalf of Bergen County in the Cross-Acceptance process.

**NOW, THEREFORE, BE IT RESOLVED by the State Planning Commission as follows:**

1. That Heyer, Gruel & Associates is hereby authorized and directed to carry out the Cross-Acceptance process as the Negotiating Entity for Bergen County and for all Bergen County municipalities electing to participate in the Cross-Acceptance process through county representation, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 to -207, and the State Planning Rules, N.J.A.C. 15:30, and any other applicable rules promulgated by the Commission; and
2. That Heyer, Gruel & Associates shall provide assistance to Bergen County and its participating municipalities in order to prepare a Bergen County Cross-Acceptance Response and any other required documents necessary to successfully complete the Cross-Acceptance process; and
3. That Heyer, Gruel & Associates shall participate in the negotiation process as described at N.J.A.C. 15:30-4 on behalf of Bergen County, including representing Bergen County at any and all meetings with the Office of Planning Advocacy, the Commission's negotiating committee, or any other such meetings as may be deemed necessary by the Commission.

I hereby certify that this resolution was  
duly adopted by the State Planning Commission  
at its meeting on June 4, 2025



Walter C. Lane, Acting Secretary  
State Planning Commission  
Date: June 4, 2025