



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	1
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Delete

Acres: 2

County/NE Reason For Proposed Change:

Technical Change: This is a ball field, not critical environmental site.

What is it in Current State Plan:

Wetland

What is it in Preliminary State Plan:

Wetland

Municipalities Affected:

Allendale Boro;

Data Source:

2002 Aerials

Staff Response:

Aerial photography confirms that this site is a ball field, and the former environmentally sensitive features are no longer present on the site.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	3
Source:	County Report	Approved by OSG Director:	
NE #	12	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Delete

Acres: 4

County/NE Reason For Proposed Change:

Technical Change, not wetlands, fully developed land (condos).

What is it in Current State Plan:

PA1, CES

What is it in Preliminary State Plan:

PA1, CES(wetlands)

Municipalities Affected:

Allendale Boro;

Data Source:

2002 Aerials

Staff Response:

Other

Aerial photography confirms that a substantial portion of the critical environmental site has been developed. The undeveloped section of the critical environmental, while possibly still containing environmentally sensitive features, will not meet the delineation threshold identified in the state development and redevelopment plan.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	4
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Delete

Acres: 2

County/NE Reason For Proposed Change:

Technical Change-Not a CES, or wetlands, developed backyards.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1 CES/wetlands

Municipalities Affected:

Allendale Boro;

Data Source:

2002 Aerials

Staff Response:

After review, OSG will make the appropriate technical adjustment.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	5
Source:	County Report	Approved by OSG Director:	
NE #	17-19	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Modify

Acres: 175

County/NE Reason For Proposed Change:

Technical Change-Wetland boundaries should be smaller because of existing development.

What is it in Current State Plan:

PA1, wetlands

What is it in Preliminary State Plan:

PA 1, wetlands

Municipalities Affected:

Allendale Boro;

Data Source:

Aerials 2002

Staff Response:

Aerial photography reveals that extensive development has occurred within the boundaries of the original critical environmental site. The footprint of the critical environmental site will be modified in accordance with the existing development patterns.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	6
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Delete

Acres: 6

County/NE Reason For Proposed Change:

Technical Change-This is Crestwood Lake, man made, not a wetland.

What is it in Current State Plan:

PA1, with CES

What is it in Preliminary State Plan:

PA6, with CES

Municipalities Affected:

Allendale Boro;

Data Source:

2002 Aerials

Staff Response:

This critical environmental site is part of the county/municipality permanently preserved open space. The CES will be deleted because the site is preserved from future development, and the water feature is man made.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	7
Source:	County Report	Approved by OSG Director:	
NE #	13	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres: 61

County/NE Reason For Proposed Change:

Technical Change-Change wetlands boundary.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

Wetlands

Municipalities Affected:

Allendale Boro;

Data Source:

2002 Aerials

Staff Response:

The environmentally sensitive sites located within this largely developed area are already protected by application of a CES. There is no support for adjustment of the CES boundaries, except for possibly the eastern edge.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	8
Source:	County Report	Approved by OSG Director:	
NE #	36	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres: 51

County/NE Reason For Proposed Change:

Technical Change-Boundaries should conform closer to those on the Existing Development Map.
Some areas not wetlands, but are parking lots/developments.

What is it in Current State Plan:

PA1, with wetlands (CES)

What is it in Preliminary State Plan:

PA1, with wetlands (CES)

Municipalities Affected:

Allendale Boro;

Data Source:**Staff Response:**

This critical environmental site is comprised of several fragmented areas. The largest portion of this site will be modified to reflect current development patterns. The section (6 acres) that is adjacent to the largest section will be reviewed at closer detail because of the potential existence of environmentally sensitive features.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	9
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Modify

Acres: 8

County/NE Reason For Proposed Change:

Technical Change-Expand limits of wetlands, west of stream to the east.

What is it in Current State Plan:

PA1, with wetland

What is it in Preliminary State Plan:

PA1, with wetland

Municipalities Affected:

Allendale Boro;

Data Source:

2002 Aerials

Staff Response:

Review of aerial photography and environmental data layers supports the requested adjustment of the critical environmental site boundaries. The CES boundaries may also be modified to include the undisturbed land bordering the wetland which data suggest may have undeterminable environmentally sensitive features.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	10
Source:	County Report	Approved by OSG Director:	
NE #	23	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Modify

Acres: 143

County/NE Reason For Proposed Change:

Technical Change: Change wetland boundary because of development.

What is it in Current State Plan:

PA1, with wetlands

What is it in Preliminary State Plan:

PA1, with wetlands

Municipalities Affected:

Allendale Boro;

Data Source:**Staff Response:**

The CES will be reconfigured to remove portions where requested, however the CES will be expanded in where undeveloped portions exist.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	11
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Modify

Acres: 5

County/NE Reason For Proposed Change:

Technical Change: This is a ball field, change the boundary of the wetlands to just along the rail tracks.

What is it in Current State Plan:

PA1, with wetlands

What is it in Preliminary State Plan:

PA1, with wetlands

Municipalities Affected:

Allendale Boro;

Data Source:**Staff Response:**

The critical environmental site located across the ball field and in the right of way for the road will be deleted because the CES is in park area that has been submitted as part of the county/municipal permanently preserved parkland.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	12
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Delete

Acres: 7

County/NE Reason For Proposed Change:

Technical Change: Not wetlands, developed as condos.

What is it in Current State Plan:

PA1, with wetlands

What is it in Preliminary State Plan:

PA1, with wetlands.

Municipalities Affected:

Allendale Boro;

Data Source:

2002 Aerial

Staff Response:

Aerial photography does indicate a significant amount of development having occurred on a portion of the CES. Environmental information does indicate that there is a Category 2 stream in the undeveloped portion. Additionally, this undeveloped portion of the site is over 2 acres.

The CES will be modified to include the undeveloped portion that is greater than two acres. The negotiating entity has not provided sufficiently detailed information to validate the removal of the entire CES, therefore those portions that include development will be removed while the remaining undeveloped portions will be included in the CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	13
Source:	County Report	Approved by OSG Director:	
NE #	20-22	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

HCS

Add

Acres:**County/NE Reason For Proposed Change:**

Addition of Historic Districts: Glen Goin, Rio Vista, Upper Closter

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Alpine Boro;

Data Source:

2002 Aerial

Staff Response:

OSG incorporated into the Preliminary Map the existing HCS file that included existing cross-accepted historic sites and districts. OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	15
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

Planning Area

From: Park

To: PA5

Acres:**County/NE Reason For Proposed Change:**

It appears that there is an error on a specific PA change located adjacent to 9W in the northern part of the Borough. The PSP Map indicated the previous designation as a PA6. The new color however still indicates the PA6 classification. The color should be changed to PA5 designation.

What is it in Current State Plan:

PA6

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Alpine Boro;

Data Source:

2002 Aerial

Staff Response:

This is part of local parkland. Planning areas will not be delineated in parkland. If the designation is wrong, the municipality must update its Recreation and Open Space Inventory (ROSI) and send it to the New Jersey Department of Environmental Protection (NJDEP) to reflect the update.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	18
Source:	County Report	Approved by OSG Director:	
NE #	18	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Technical change: Remove environmental features because of existing development.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Cresskill Boro;

Data Source:

2002 Aerial

Staff Response:

The CES will be modified to exclude the open field near the school.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	19
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

Planning Area

From: PA1

To: PA5

Acres:**County/NE Reason For Proposed Change:**

Change all areas in Alpine that are classified as a PA1 to a PA5. Due to widespread wetlands, steep slope conditions, non-sewered service for 85% of Alpine, as well as lack of conformance to the PA1 delineation criteria.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Alpine Boro;

Data Source:

State Plan Policy Map

Staff Response:

OSG recommends that this area be considered for a Planning Area 2 designation.

This issue may be deferred to the Plan Endorsement process.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	20
Source:	County Report	Approved by OSG Director:	
NE #	HCS	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY
OSG Quad Number 43, CENTRAL PARK NY-NJ
OSG Quad Number 30, PATERSON NJ
OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

HCS

Add

Acres:**County/NE Reason For Proposed Change:**

This change pertains to Alpine 6-19 ; Closter- 18-26; Cresskill-15; Edgewater-2; Fair Lawn- 4-10; Franklin Lakes-32-34,36-46; Harrington Park-10, 14-16; Hillsdale 29-35; Leonia- 1-3, 16-17; Mahwah-10; New Milford 5-12; Norwood Boro- 25-30, 33-45; Oradell 20-23; Park Ridge- 15-20; Rockleigh 10-14, 16-19, 20-21; Rutherford 2-3; Teaneck 1-9; Wycoff 6-14, 16-19

Addition of Historic Sites or Districts.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Alpine Boro; Closter Boro; Cresskill Boro;Edgewater Boro;Fair Lawn Boro;Franklin Lakes Boro;Harrington Park Boro;Hillsdale Boro;Mahwah Twp;New Milford Boro;Norwood Boro;Oradell Boro;Park Ridge Boro;Rockleigh Boro;Rutherford Boro;

Data Source:**Staff Response:**

OSG incorporated into the Preliminary Map the existing HCS file that included existing cross-accepted historic sites and districts. OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	21
Source:	County Report	Approved by OSG Director:	
NE #	27	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

Planning Area From: None/No PA To: PA5

CES Modify

Acres:**County/NE Reason For Proposed Change:**

Technical Change. Nominated (2004) for CES. Has wetlands, deciduous forest, 100 year flood plain, C1 stream corridor.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Cresskill Boro;

Data Source:**Staff Response:**

The environmental data supports the delineation criteria in the SDRP and this amendment will be made.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	24
Source:	County Report	Approved by OSG Director:	
NE #	HCS	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 42, WEEHAWKEN NJ-NY

Proposed Change:

HCS

Delete

Acres:**County/NE Reason For Proposed Change:**

Rutherford-1

Not a Historic Site.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Rutherford Boro;

Data Source:**Staff Response:**

We agree to remove the Historic Site designation due to the fact that this site has been demolished.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	30
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:**Proposed Change:**

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Add CES due to the presence of ballfields/outdoor recreation.

What is it in Current State Plan:

n/a

What is it in Preliminary State Plan:

n/a

Municipalities Affected:

Demarest Boro;

Data Source:**Staff Response:**

Not Appropriate

We agree to modify the existing boundaries of the CES as this site contains a recreational use and does not require application of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	31
Source:	County Report	Approved by OSG Director:	
NE #	23	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

This change, Demarest-23, is also addressed as part of OSG # 165 and #166.

Residential area

What is it in Current State Plan:**What is it in Preliminary State Plan:**

CES

Municipalities Affected:

Demarest Boro;

Data Source:**Staff Response:**

The CES will be removed as it is located within a local park, thus creating a redundant designation.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	33
Source:	County Report	Approved by OSG Director:	
NE #	10,11,12,15	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Technical Change-Current use of sites are residential, recreational, and a leaf compost facility.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Demarest Boro;

Data Source:

2002 Aerial

Staff Response:

OSG will review for potential corrections. The area is part of a stream corridor and how buffering for these areas is done will be decided on a statewide basis.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	36
Source:	County Report	Approved by OSG Director:	
NE #	1,3,4,5,7,9,11,14-18	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Change designation of open water to wetlands and designate a CES.

What is it in Current State Plan:

Open Water & Wetlands

What is it in Preliminary State Plan:

Open Water & Wetlands

Municipalities Affected:

Franklin Lakes Boro;

Data Source:

Franklin Lakes Physical Features Map

Staff Response:

Bodies of water will not be overlapped with CES designation to eliminate redundancies.

BERGEN COUNTY COMMENT: These areas are not open water, they are wetlands.

Please provide tangible documentation verifying that these are not open bodies of water.

March 20, 2007 Staff-to-Staff Responses:

Fl-1: Disagree. This is identified as an open body of water. Bodies of water will not be overlapped with CES designation to eliminate redundancies.

Fl-3: Withdrawn from Franklin Lakes Borough & Bergen County.

Fl-4: Withdrawn from Franklin Lakes Borough & Bergen County.

Fl-5: NJDEP has verified that this parcel is, in fact, a priority wetland. As such, a CES will be added to reflect this resource.

Fl-7: Withdrawn from Franklin Lakes Borough & Bergen County.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	36
Source:	County Report	Approved by OSG Director:	
NE #	1,3,4,5,7,9,11,14-18	Preliminary Staff Recommendation:	Agree Conditional / Mod

FI-9: Agree. Orthoimagery (aerial photography) indicates that this portion is an extension of a current wetland and CES designation.

FI-11: Withdrawn from Franklin Lakes Borough & Bergen County.

FI-14: Withdrawn from Franklin Lakes Borough & Bergen County.

FI-15: Withdrawn from Franklin Lakes Borough & Bergen County.

FI-16: Withdrawn from Franklin Lakes Borough & Bergen County.

FI-17: Disagree. This is identified as an open body of water. Bodies of water will not be overlapped with CES designation to eliminate redundancies. Franklin Lakes Borough provided that this portion connects to park and wetlands. Orthoimagery (aerial photography) & data layers do not depict any adjacent wetlands and the park is about 415 feet away from this site.

FI-19: Conditional Agreement. CES designation will be added to align with current, existing wetland.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	41
Source:	County Report	Approved by OSG Director:	
NE #	9,11	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:**Proposed Change:**

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

Technical change. Not a wetlands. These sites are being developed (#9 being a COAH site) and have already been approved by DEP.

What is it in Current State Plan:

n/a

What is it in Preliminary State Plan:

n/a

Municipalities Affected:

Elmwood Park Boro;

Data Source:**Staff Response:**

According to COAH, there are no COAH sites within the Borough of Elmwood Park.

The Office of Smart Growth has conditionally agreed to this item. The Elmwood Park-9 CES will be removed. The Elmwood Park-11 CES will not be removed due to the presence of significant environmental features (wetlands) associated with the Passaic River.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	42
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

Addition of Municipal Park coverages

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Lodi Boro;

Data Source:

NJ DEP GIS. 2002 Aerials.

Staff Response:

OSG policy is to accept all park sites submitted by the municipality.

BERGEN COUNTY COMMENT: The location of the park is incorrect.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	46
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

Technical Error-The wetlands east of the Passaic River and north of Arnot Place should be removed. The slope is too steep here to be a wetlands; it is a hill. Part of the town's parks and recreation.

What is it in Current State Plan:

Wetlands

What is it in Preliminary State Plan:

Wetlands

Municipalities Affected:

Fair Lawn Boro;

Data Source:

NJ DEP

Staff Response:

The CES will be removed as this slope is too steep to form a wetland.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	47
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

South of 208/end of Hickory Hill Road wetlands: These wetlands should be classified as a CES. They are correctly identified as wetlands on the SP Policy Map.

What is it in Current State Plan:

Wetlands

What is it in Preliminary State Plan:

Wetlands

Municipalities Affected:

Franklin Lakes Boro;

Data Source:

NJ DEP GIS. 2002 Aerials.

Staff Response:

The boundaries of the proposed change may be slightly amended in order to adhere to national mapping standards and to the delineation criteria in the State Plan.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	48
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Technical Error: Proposed CES shown in northwest area of municipality. The wetlands polygon should be smaller. There is flooding, but the wetlands here are smaller than shown.

What is it in Current State Plan:

Wetlands

What is it in Preliminary State Plan:

Wetlands

Municipalities Affected:

Fair Lawn Boro;

Data Source:

NJ DEP GIS. 2002 Aerials.

Staff Response:

The CES will be modified between the culvert at Harristown Road to the culvert at Chester Road. The CES identified in the southern polygon will remain as it is.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	50
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

This change is also addressed in OSG # 52.

Colonial Road Wetlands: these wetlands should be classified as wetlands. The southern section of wetlands is currently classified as open water. This is incorrect and should be classified as wetlands. These wetlands should be classified as CES as well.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Franklin Lakes Boro;

Data Source:**Staff Response:**

Current data does not support the redesignation of the open water as a wetland, and a CES will not be put over open waters. The current classification of this site is in keeping with the nature of development in the area.

BERGEN COUNTY COMMENT: These areas are not open water, they are wetlands.

Aerial photography and NJDEP data indicates that this feature is a wetland, not an open body of water. Therefore, a CES will be added to identify the significance of this feature.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	51
Source:	County Report	Approved by OSG Director:	
NE #	8,19	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Wetlands west of Ewing, this feature should be classified as wetlands and not as open water. This feature should also be classified as a CES; Snyder and Mountain Avenue west of I-287, the wetlands should be classified as a CES.

What is it in Current State Plan:

Wetlands

What is it in Preliminary State Plan:

Wetlands

Municipalities Affected:

Franklin Lakes Boro;

Data Source:**Staff Response:**

This area is adjacent to existing residential uses, and/or surrounded by developed or disturbed land. Additionally, open waters will not receive CES designation to avoid redundant designations. It does not warrant enhanced protection through application of a CES.

BERGEN COUNTY COMMENT: These areas are not open water, they are wetlands.

Aerial photography and NJDEP data indicates that these features are wetlands, not an open bodies of water. Therefore, CESs will be added to identify the significance of these features.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	52
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

This change is also addressed in OSG # 50.

Colonial Road Wetlands: These wetlands should be classified as wetlands. The southern section of wetlands is currently classified as open water. This is a incorrect and should be classified as wetlands. These wetlands should be classified as a CES as well.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Franklin Lakes Boro;

Data Source:**Staff Response:**

This area is adjacent to existing residential uses, and/or surrounded by developed or disturbed land. Open waters will not receive CES designation to avoid redundant designations and the current environmental data does not show a wetlands on this site, the existing conditions do not warrant enhanced protection through application of a CES.

BERGEN COUNTY COMMENT: This area is not open water, it is an area of wetlands.

Aerial photography and NJDEP data indicates that this feature is a wetland, not an open body of water. Therefore, a CES will be added to identify the significance of this feature.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	62
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 30, PATERSON NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Accurate identification of wetlands.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Glen Rock Boro;

Data Source:**Staff Response:**

The boundaries of the proposed mapping change may be slightly amended in order to adhere to the delineation criteria in the State Plan. These adjustments will include the removal of open space and recreation areas from the CES boundaries.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	63
Source:	County Report	Approved by OSG Director:	
NE #	13	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area From: PA1 To: PA5

CES Delete

Acres: 4

County/NE Reason For Proposed Change:

This change is also addressed in OSG # 64 and #71.

Add to PA5, remove CES designation. This area is contiguous to a larger PA5.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Haworth Boro;

Data Source:**Staff Response:**

OSG will expand the adjacent PA-5 to protect this feature (also identified in OSG Item #64 & #71).



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	64
Source:	County Report	Approved by OSG Director:	
NE #	13	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

This change is also addressed in OSG # 63 and 71.

Remove CES.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Haworth Boro;

Data Source:**Staff Response:**

This land is adjacent to existing residential or commercial communities, has little or no environmental constraints, and largely is surrounded by developed or disturbed land. It does not warrant enhanced protection through application of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	65
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Extend CES due to wetlands.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Haworth Boro;

Data Source:

NJ DEP GIS

Staff Response:

The expansion will occur at the most southern point of the current CES however the expansion will not occur over the adjacent local park as it is a redundant designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	66
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Addition of CES within 100 year flood plain and contains wetlands.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Haworth Boro;

Data Source:

NJ DEP GIS

Staff Response:

This site currently has a recreational use with existing development and does not warrant additional protection by designating it as a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	70
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Addition of wetlands from site inspection.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Haworth Boro;

Data Source:

NJ DEP GIS

Staff Response:

BERGEN COUNTY COMMENT: The town has documentation of wetlands in this area.

Environmental data does not depict any significant environmental feature on this parcel. In addition, the parcel is too small to justify the creation of a CES.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	71
Source:	County Report	Approved by OSG Director:	
NE #	13	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

This change is also addressed in OSG # 63 and 64.

Add site to a large PA 5 area, and remove CES designation.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Haworth Boro;

Data Source:

NJ DEP GIS

Staff Response:

This land is adjacent to existing residential or commercial communities, has little or no environmental constraints, and largely is surrounded by developed or disturbed land. It does not warrant enhanced protection through application of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	72
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Although not mapped by NJDEP, may very well support wetlands.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Haworth Boro;

Data Source:**Staff Response:**

This area is part of critical HUC 14, which drains to a water supply intake.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	74
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Extend proposed CES due to steep slopes

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Haworth Boro;

Data Source:

NJ DEP GIS

Staff Response:

CES will be modified as requested by the County.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	76
Source:	County Report	Approved by OSG Director:	
NE #	36	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres: 35

County/NE Reason For Proposed Change:

Boundary adjusted as per MAD.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Ho-ho-kus Boro;

Data Source:**Staff Response:**

This map amendment represents a stream corridor with wetlands. The boundary will be adjusted to remove the park and recreation area submitted in the borough master plan, and according to the delineation standards contained in the State Development and Redevelopment Plan.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	80
Source:	County Report	Approved by OSG Director:	
NE #	17,18	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Delete

Acres: 22

County/NE Reason For Proposed Change:

Technical change: Not a critical sub-watershed, ground water recharge area or CES. Property has developed uses included parks, and dwelling units.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

CES, watershed, or water recharge

Municipalities Affected:

Ho-ho-kus Boro;

Data Source:

NJ DEP GIS

Staff Response:

Ho-Ho-Kus-17 will be deleted as the CES is part of the county/municipality permanently preserved open space. The CES will be deleted because the site is preserved from future development.

Ho-Ho-Kus-18 will be deleted as no significant environmental feature exists.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	81
Source:	County Report	Approved by OSG Director:	
NE #	24	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31,

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Extend CES, critical sub-watershed, ground water recharge and wetlands areas down the stream to the river.

What is it in Current State Plan:

Extend CES, critical sub watershed, ground water recharge and wetlands

What is it in Preliminary State Plan:

Extend CES, critical sub watershed, ground water recharge and wetlands

Municipalities Affected:

Ho-ho-kus Boro;

Data Source:

NJ DEP GIS

Staff Response:

The CES will be modified to cover the relevant environmental features in accordance with the delineation criteria in the State Development and Redevelopment Plan.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	82
Source:	County Report	Approved by OSG Director:	
NE #	33	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Technical change: North Saddle Brook Drive and the lower lake. This is not a CES between N. Saddle Brook Drive and the lake. There are two improved lots with houses. This is an overlap of the designation on the two improved lots and the municipal road.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Ho-ho-kus Boro;

Data Source:

NJDEP GIS

Staff Response:

The boundaries of the proposed mapping change will be amended to remove the CES over the open water area and where it converges on the road, and to adhere to mapping standards and the delineation criteria in the State Plan.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	83
Source:	County Report	Approved by OSG Director:	
NE #	35	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Technical change: Blauvel Avenue and public service right of way. This is a wetlands, critical sub-watershed, a ground water recharge area, wetland and CES. Designation was made 7-22-99 State file #0228-97-00031.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Ho-ho-kus Boro;

Data Source:

NJ DEP GIS

Staff Response:

Environmental data does not depict any significant environmental feature on this parcel. In addition, the parcel is too small to justify the creation of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	85
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 43, CENTRAL PARK NY-NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Site falls under steep slope ordinance.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Leonora Boro;

Data Source:

Municipal Ordinances.

Staff Response:

The creation of a CES will be added.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	87
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 43, CENTRAL PARK NY-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Expand wetlands.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Leonora Boro;

Data Source:

NJ DEP GIS. Aerials 2002

Staff Response:

The CES will be modified to include the site south of the recreation area. The portion adjacent to the ball field does not meet the delineation criteria in the State Development and Redevelopment Plan.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	90
Source:	County Report	Approved by OSG Director:	
NE #	7	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

The area is developed and should be classified as a PA1

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Mahwah Twp;

Data Source:

Mahwah Land Use Plan

Staff Response:

This amendment request is for a site that is partially in the Highlands Preservation Area, primarily in the Highlands Planning Area, and heavily developed. This amendment will be modified to reflect appropriate action in accordance with Highlands policy. We agree for the Planning Area change for the area that does not fall under Highlands Preservation jurisdiction.

BERGEN COUNTY COMMENT: This area is entirely within the Highlands Planning Area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	91
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

Planning Area

From: PA1

To: PA5

Acres:**County/NE Reason For Proposed Change:**

Area is in the Highlands Preservation area.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Mahwah Twp;

Data Source:**Staff Response:**

Planning issues in the Highlands Preservation area will be referred to the Highlands Council.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	92
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Change and contour the CES to include only the banks of the Ramapo River. The CES is too large and includes areas that are PA1 and developed.

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Mahwah Twp;

Data Source:**Staff Response:**

The CES will be modified to exclude areas where development exists.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	93
Source:	County Report	Approved by OSG Director:	
NE #	31,46	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

HCS

Add

Acres:**County/NE Reason For Proposed Change:**

Addition of Historic District.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Norwood Boro;

Data Source:**Staff Response:**

OSG incorporated into the Preliminary Map the existing HCS file that included existing cross-accepted historic sites and districts. OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	94
Source:	County Report	Approved by OSG Director:	
NE #	16-19	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

HCS

Add

Acres:**County/NE Reason For Proposed Change:**

Addition of Historic District or Site

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Wyckoff Twp;

Data Source:**Staff Response:**

OSG incorporated into the Preliminary Map the existing HCS file that included existing cross-accepted historic sites and districts. OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	96
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Extend CES. This is a drainage ditch along the railroad tracks. This drainage ditch, on the eastside of the tracks, flows south into the identified wetlands below which flows into the Reservoir, a C1 water.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Norwood Boro;

Data Source:

NJ DEP GIS. Aerials.

Staff Response:

The creation of a CES will be added, as this area overlaps with one of DEP's proposed new CESs in Bergen County.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	97
Source:	County Report	Approved by OSG Director:	
NE #	19	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Technical Change: Critical sub-watershed and groundwater recharge area shown within Mil Brook Circle is a CES, it connects stream with the Dwars Kill Pond.

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Norwood Boro;

Data Source:

NJ DEP GIS

Staff Response:

The creation of a CES will be added.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	99
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

No wetlands, remove CES, the area is fully developed.

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Old Tappan Boro;

Data Source:

NJ DEP GIS

Staff Response:

This area is in critical HUC 14 (Water supply, Natural Drainage to Reservoir, drains to C1).



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	100
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

New CES (2) for addition to the SPP Map. Presence of wetlands as shown on County Map. Private property has wetlands and Rockland Electric property north of Orangeburg Road has environmental constraints.

What is it in Current State Plan:

Wetlands

What is it in Preliminary State Plan:

Wetlands

Municipalities Affected:

Old Tappan Boro;

Data Source:

NJ DEP GIS

Staff Response:

The area is within a critical HUC 14. (Water supply, drainage to reservoir, drainage to C1). This proposed CES exactly matches the outlines of the critical area.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	101
Source:	County Report	Approved by OSG Director:	
NE #	11,14,23,24	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 32,

Proposed Change:

Planning Area From: PA1 To: PA5

CES Add

Acres:**County/NE Reason For Proposed Change:**

Technical Change: Boundary of PA5 wrong. Land is developed

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Norwood Boro;

Data Source:

NJ DEP GIS

Staff Response:

(11) No-The are no additional environmentally sensitive sites located within this largely developed area are that support the application of a CES boundary.

Remainder: The boundaries of the proposed mapping change may be slightly amended in order to adhere to national mapping standards and to the delineation criteria in the State Plan.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	102
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

In the extreme SW portion of this Quad, the PA5 designation north and east of Long Hill road should NOT be classified as a PA5. It should be classified as a PA1. There are developed homes here.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Oakland Boro;

Data Source:**Staff Response:**

Not Appropriate

Planning issues in the Highlands Preservation area will be referred to the Highlands Council.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	103
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

SW portion of the Quad should be designated a PA1, there are developed home on the site.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Oakland Boro;

Data Source:**Staff Response:**

The boundaries of the proposed mapping change may be slightly amended in order to adhere to national mapping standards and to the delineation criteria in the State Plan. Areas associated with the Highlands Preservation area will be excluded.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	104
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

No environmental feature, remove CES

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Old Tappan Boro;

Data Source:

City Engineer

Staff Response:

The CES will be removed as it is subject to a Letter of Interpretation (LOI) by the New Jersey Department of Environmental Protection (NJDEP).



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	105
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Modify and add to the CES.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Old Tappan Boro;

Data Source:**Staff Response:**

The CES will be modified as requested by the Borough of Old Tappan and Bergen County.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	108
Source:	County Report	Approved by OSG Director:	
NE #	19,20,22	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

This changes for Old Tappan-19, 20, and 22 are also addressed in OSG # 110.

Correct the delineation of the PA5 boundaries. Areas developed should be changed to PA1.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Old Tappan Boro;

Data Source:**Staff Response:**

All PA5 in Old Tappan Boro is over a critical HUC 14 area. (Water supply, Natural Drainage to Reservoir).

In addition, the PA5 delineation is associated with the buffer around Lake Tappan and buffers for the Hackensack River .



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	110
Source:	County Report	Approved by OSG Director:	
NE #	19,20,22	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

Planning Area

From: PA1

To: PA5

Acres:**County/NE Reason For Proposed Change:**

This changes for Old Tappan-19, 20, and 22 are also addressed in OSG # 108.

Areas within the C1 buffer should be a PA5 (ES). Developed areas within the buffer should be designated PA1 not PA5.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Old Tappan Boro;

Data Source:**Staff Response:**

PA1 areas without existing development adjacent to PA5 will be changed to a PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	111
Source:	County Report	Approved by OSG Director:	
NE #	13-18	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

Planning Area From: PA1 To: Park

Acres:**County/NE Reason For Proposed Change:**

Municipal parks should be changed from PA1 to PA 6, 7,8.

What is it in Current State Plan:

PA1/PA5(17,18)

What is it in Preliminary State Plan:

PA1/PA5(17,18)

Municipalities Affected:

Old Tappan Boro;

Data Source:**Staff Response:**

All municipal park identified in the county/municipality coverage will be added to the State Plan Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	120
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

CES located south of Brae Boulevard and identified in red ink as #10 at the western municipal boundary. The CES is for the presence of wetlands. The Borough does not dispute the wetlands location however this site has already received preliminary approval from the Planning Board. The Borough does not wish to restrict development within the boundaries of the red-circled portion of the site.

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Park Ridge Boro;

Data Source:**Staff Response:**

The CES will be modified to incorporate areas immediately adjacent to Bear Brook.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	121
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

The Borough questions the size, extent and location of this CES. It is located mostly south of Park Avenue and east of Pascack Road. The Borough is very concerned that this CES designation will impact the CBD as it is currently undergoing redevelopment with a new post office being planned for the immediate vicinity. COAH site is also included within the CES. The CES should not overlay with areas that are fully developed. The Borough notes that the stream rarely overflows. The stream is 12 feet below the development to the west. This is noted because most of the CES is to the east of the stream. The flooding would have to go uphill to the west for it to impact the development. Flooding when it occurs goes to the east not the west.

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Park Ridge Boro;

Data Source:**Staff Response:**

The CES will be modified to reflect the existing development on the site and its relationship to municipal COAH requirements.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	124
Source:	County Report	Approved by OSG Director:	
NE #	11	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 19, RAMSEY NJ-NY

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

Technical Change: Not a CES, wetlands or critical habitat. Land is developed.

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Ramsey Boro;

Data Source:

NJ DEP GIS

Staff Response:

The data supports the existence of wetlands on this site as the wetlands and the CES is associated with the Valentine Brook stream corridor and its tributaries.

The CES will be modified to remove portions within the backyards of the surrounding residential properties.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	126
Source:	County Report	Approved by OSG Director:	
NE #	7A	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

<i>CES</i>	Modify
<i>HCS</i>	Add

Acres:**County/NE Reason For Proposed Change:**

All of the Borough of Rockleigh east of Piermont Road is a National Historic District and a major public open space and conservation area.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Rockleigh Boro;

Data Source:

Local preservation plans and ordinances.

Staff Response:

OSG incorporated into the Preliminary Map the existing HCS file that included existing cross-accepted historic sites and districts. OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	130
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

This changes for River Vale 15 are also addressed in OSG # 135.

Proposed CES expansion.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

River Vale Twp;

Data Source:**Staff Response:**

The CES will be expanded to incorporate the adjacent, undeveloped portions.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	131
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Technical Change: This is not wetlands; it is the town pool and is village parkland. Wetlands shown north of Linwood Avenue, south of Meadowbrook Avenue, east of Maple Avenue.

What is it in Current State Plan:

CES

What is it in Preliminary State Plan:

CES

Municipalities Affected:

Ridgewood village;

Data Source:**Staff Response:**

We agree with this change contingent upon submission of documentation of parkland by the municipality.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	134
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

OSG Quad Number 32, YONKERS NJ-NY

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: PA1

To: PA5

Acres:**County/NE Reason For Proposed Change:**

Expand PA5 into PA1 areas. All sites are undeveloped, have a variety of natural resources, and are in close proximity to the Lake Tappan Reservoir and/or NJDEP Storm water Regulations C1 designated waterway that is tributary to the reservoir system. Additionally, all of these lands are included in River Vales NJ Green Acres Open Space and Recreation Plan that will become a part of their Green Acres Planning Incentive Grant.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

River Vale Twp;

Data Source:**Staff Response:**

PA1 areas without existing development adjacent to PA5 will be changed to a PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	135
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

This change for River Vale 15 is also addressed in OSG # 130.

Expand CES.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1& CES

Municipalities Affected:

River Vale Twp;

Data Source:**Staff Response:**

The boundaries of the CES will mirror the recommendation submitted by the county.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	136
Source:	County Report	Approved by OSG Director:	
NE #	17	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

Planning Area From: PA5 To: PA1

Acres:**County/NE Reason For Proposed Change:**

Reduce PA5 in areas in favor of PA1

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

River Vale Twp;

Data Source:**Staff Response:**

This is in a C1 buffer. Developed areas should only be removed if environmental features are absent.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	137
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Technical Error: Extend the wetlands surrounding the Sparkill Creek Tributary.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Rockleigh Boro;

Data Source:**Staff Response:**

The boundaries of the proposed mapping change may be slightly amended in order to adhere to the delineation criteria in the State Plan.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	140
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

Planning Area From: PA1 To: Park

Acres:**County/NE Reason For Proposed Change:**

Buffer zone; an open grassy area, required by deed to continue as such. It is the intention of Rockleigh to obtain County Land to create a continuation of the above mentioned buffer zone.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Rockleigh Boro;

Data Source:**Staff Response:**

Park sites submitted by the county/municipality during Cross Acceptance will be added to the State Plan Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	141
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

Planning Area From: PA1 To: PA5

Acres:**County/NE Reason For Proposed Change:**

Change Rockleigh from a PA1 to a PA5

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Rockleigh Boro;

Data Source:**Staff Response:**

Not Appropriate

This will be deferred to Plan Endorsement.

OSG has a scheduled meeting with Rockleigh Borough officials on April 11, 2007 at 11:00 a.m. at the Office of Smart Growth to discuss this item.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	144
Source:	County Report	Approved by OSG Director:	
NE #	CES-1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Delete

Acres: 4

County/NE Reason For Proposed Change:

Eliminate the CES on the State Plan Policy Map because the Township Engineer has found that this area does not meet the criteria for a CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Saddle Brook Twp;

Data Source:**Staff Response:**

The CES will be removed as requested by Saddle Brook Township and Bergen County.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	151
Source:	County Report	Approved by OSG Director:	
NE #	21	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

This area should be a CES as it contain critical slope habitat.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Westwood Boro;

Data Source:**Staff Response:**

The relatively small area is undeveloped land adjacent to existing residential or commercial communities, and has no environmental features that required application of a CES.

Environmental data does not depict any significant environmental feature on this parcel.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	152
Source:	County Report	Approved by OSG Director:	
NE #	9, 10,11	Preliminary Staff Recommendation:	Agreement

Quads Affected:**Proposed Change:***HCS*

Modify

Acres:**County/NE Reason For Proposed Change:**

Amendment 9: Adjust boundary for Atwood's Highwood Park Historic District

Amendment 10: Add Magnolia Avenue Historic District

Amendment 11: Add Cotswold/Gates Historic District

What is it in Current State Plan:

n/a

What is it in Preliminary State Plan:

n/a

Municipalities Affected:

Tenafly Boro;

Data Source:**Staff Response:**

OSG incorporated into the Preliminary Map the existing HCS file that included existing cross-accepted historic sites and districts. OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	154
Source:	County Report	Approved by OSG Director:	
NE #	28	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Addition of C1 streams and feeders and associated buffers as CES.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Tenafly Boro;

Data Source:**Staff Response:**

C1 stream corridors will be conspicuously identified on the proposed State Plan Policy Map. How areas adjacent to the C1 streams should be mapped is a statewide issue that we are seeking input from all the counties through the cross-acceptance process.

BERGEN COUNTY COMMENT: The county already has streams that are mapped as CES's. The policy to designate streams needs to be consistent throughout the county.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	155
Source:	County Report	Approved by OSG Director:	
NE #	15,19	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

The Borough would like to see these wetlands classified as CES.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Westwood Boro;

Data Source:**Staff Response:**

These parcels are too small to justify the creation of CESs.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	157
Source:	County Report	Approved by OSG Director:	
NE #	13	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

The County would like to see the wetlands identified as CES.

What is it in Current State Plan:

Wetlands

What is it in Preliminary State Plan:

Wetlands

Municipalities Affected:

Westwood Boro

Data Source:**Staff Response:**

The proposed CES is contiguous to a stream and near an existing wetland, the CES will be added according to the delineation criteria in the SDRP.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	158
Source:	County Report	Approved by OSG Director:	
NE #	16-17	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:**Proposed Change:**

CES

Add

Acres:**County/NE Reason For Proposed Change:**

The Borough and the Cross Acceptance Committee question why these wetlands are not a CES.
The Borough would like to see these wetlands designated a CES.

What is it in Current State Plan:

n/a

What is it in Preliminary State Plan:

n/a

Municipalities Affected:

Westwood Boro;

Data Source:**Staff Response:**

We will agree to the application of a CES on the southwestern portion of the area in question.
This is the only portion of the proposed CES that contains significant environmental features.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	159
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

The County would like to see the wetlands identified as CES.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Westwood Boro;

Data Source:**Staff Response:**

C1 stream corridors will be conspicuously identified on the proposed State Plan Policy Map.
How areas adjacent to the C1 streams should be mapped is a statewide issue that we are seeking input from all the counties through the cross-acceptance process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	160
Source:	County Report	Approved by OSG Director:	
NE #	23	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

The delineation of the wetlands in this location is incorrect. Only the portion of the CES that is boxed-in includes wetland and should be a CES. The areas with the x marks should not be included in the CES located here.

What is it in Current State Plan:**What is it in Preliminary State Plan:**

CES

Municipalities Affected:

Westwood Boro;

Data Source:**Staff Response:**

OSG will completely remove the CES from the State Plan Policy Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	165
Source:	County Report	Approved by OSG Director:	
NE #	21,23	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

This change for Demarest 23 also addressed in OSG # 31.

Adjust boundary.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Demarest Boro;

Data Source:**Staff Response:**

Dem-21: The CES will be modified to incorporate information submitted by the Borough of Demarest (see file).

Dem-23: Addressed in OSG # 31.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	166
Source:	County Report	Approved by OSG Director:	
NE #	21,24,28	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Adjust boundary because of current land use.

What is it in Current State Plan:

NA

What is it in Preliminary State Plan:

NA

Municipalities Affected:

Demarest Boro;

Data Source:**Staff Response:**

The CES will be modified to account for the current development in the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	167
Source:	County Report	Approved by OSG Director:	
NE #	Dem-24, FL-12	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Adjust boundaries.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Demarest Boro;

Data Source:**Staff Response:**

Dem-24: The CES will be modified to exclude the properties that are subject to site plan approval (Block 120, Lots 8, 9, 10 & 11.031) for the affordable housing site. The current CES that is associated with the Cresskill Brook stream corridor will remain as it is part of a critical HUC 14 (Water supply, drainage to reservoir, drainage to C1).

FL-12: A CES will be created to align with the existing wetland as it is associated with the Pond Brook stream corridor and part of a critical HUC 14 (Water supply, drainage to reservoir, drainage to C1).



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	170
Source:	County Report	Approved by OSG Director:	
NE #	29	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Technical Change: Wearimus Road. This is not a critical sub-watershed or a ground water recharge area; this is a wetland site. There is a CES on the lower portion, Eastside of the property.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Ho-ho-kus Boro;

Data Source:**Staff Response:**

The site does not meet the delineation criteria and there were no wetlands evident in the DEP data layer.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	171
Source:	County Report	Approved by OSG Director:	
NE #	21,26,34	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Sites are not CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Ho-ho-kus Boro;

Data Source:**Staff Response:**

PA-5 (Environmentally Sensitive Planning Area) will be created in the Northern portion of the requested CES to align with the current, adjacent PA-5 designation.

The CES will be modified to exclude portions where development exists.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	172
Source:	County Report	Approved by OSG Director:	
NE #	Northvale 1,2, Ho H	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

The change for Ho-Ho-Kus is also addressed in OSG # 80.

Adjust boundary.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Northvale Boro;

Data Source:**Staff Response:**

The CES will be modified to account for the current development in the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	173
Source:	County Report	Approved by OSG Director:	
NE #	5,9,12,17,18	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

These changes for Oradell 5 and 18 are also addressed in OSG # 113. Changes for Oradell 12 are also addressed in OSG #174.

New CES, withdrawn during the Public Meeting.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Oradell Boro;

Data Source:**Staff Response:**

The relatively small area is undeveloped land adjacent to existing residential or commercial communities, has little or no environmental constraints, and largely is surrounded by developed or disturbed land. It does not warrant enhanced protection through application of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	175
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Newly designated CES (Ginko Tree over 400 years old)

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Oradell Boro;

Data Source:**Staff Response:**

Environmental data does not depict any significant environmental feature on this parcel. This parcel is too small to justify the creation of a CES.

OSG recommends that Oradell Borough protect this resource via local protection ordinances and/or the New Jersey and National Register of Historic Places.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	176
Source:	County Report	Approved by OSG Director:	
NE #	16	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Newly designated CES

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Oradell Boro;

Data Source:**Staff Response:**

OSG will not create a new CES, however OSG will expand the adjacent PA5 west of the Hackensack River to incorporate this parcel.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	178
Source:	County Report	Approved by OSG Director:	
NE #	6, 19	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Newly designated CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Oradell Boro;

Data Source:**Staff Response:**

The relatively small area is undeveloped land adjacent to existing residential or commercial communities, has little or no environmental constraints, and largely is surrounded by developed or disturbed land. It does not warrant enhanced protection through application of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	179
Source:	County Report	Approved by OSG Director:	
NE #	7	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Newly designated CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Oradell Boro;

Data Source:**Staff Response:**

The relatively small area is undeveloped land adjacent to existing residential or commercial communities, has little or no environmental constraints, and largely is surrounded by developed or disturbed land. It does not warrant enhanced protection through application of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	180
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Add

Acres:**County/NE Reason For Proposed Change:**

Newly designated CES

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Oradell Boro;

Data Source:**Staff Response:**

The relatively small area is undeveloped land adjacent to existing residential or commercial communities, has little or no environmental constraints, and largely is surrounded by developed or disturbed land. It does not warrant enhanced protection through application of a CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	182
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

Technical Error: The polygon showing PA1 (Non-SSA PA1) and located W of Piermont Road, south of a section of the golf course, north of Haring Farm Lane. This polygon should be consistent with the surrounding area, PA5.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Rockleigh Boro;

Data Source:**Staff Response:**

This recommendation is consistent with the overall county/municipality park plan for the State Plan Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	183
Source:	County Report	Approved by OSG Director:	
NE #	7B	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 21, NYACK NY-NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

All of the Borough of Rockleigh east of Piermont Road is a major public open space and conservation area and a National Historic District.

What is it in Current State Plan:**What is it in Preliminary State Plan:**

PA1

Municipalities Affected:

Rockleigh Boro;

Data Source:**Staff Response:**

Many portions of this area should not be integrated as part of a parkland designation. Private homes cannot be depicted in local parkland designation. The historic district will be reflected in accordance with the boundaries submitted and delineated by the National and State Register of Historic Places.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	184
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres:**County/NE Reason For Proposed Change:**

This area is now developed, residential, east end of town at end of Palisade Avenue.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Emerson Boro;

Data Source:**Staff Response:**

This is a small cul de sac development in a critical HUC 14, draining to the reservoir.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	187
Source:	County Report	Approved by OSG Director:	
NE #	7	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

Planning Area

From: PA1

To: PA5

Acres:**County/NE Reason For Proposed Change:**

Technical Change. Extend PA5 using critical sub-watershed as guide.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Harrington Park Boro;

Data Source:**Staff Response:**

This recommendation is consistent with the overall county/municipality park plan for the State Plan Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	188
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY

Proposed Change:

Planning Area

From: PA1

To: PA5

Acres:**County/NE Reason For Proposed Change:**

Technical Change. Extend PA 5 using critical sub watershed/groundwater recharge area as a guide.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Harrington Park Boro;

Data Source:**Staff Response:**

This recommendation is consistent with the overall county/municipality park plan for the State Plan Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	190
Source:	County Report	Approved by OSG Director:	
NE #	4-9	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

Planning Area From: PA5 To: PA1

Acres: 678

County/NE Reason For Proposed Change:

Technical Change. The area marked as PA5 is too extensive and should be limited or made smaller. This area is developed as is evident by the aerials.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Saddle River Boro;

Data Source:**Staff Response:**

The boundaries of the proposed mapping change may be slightly amended in order to adhere to the delineation criteria in the State Plan.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	BERGEN COUNTY	Item No.	200
Source:	County Report	Approved by OSG Director:	
NE #	HCS	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 32, YONKERS NJ-NY
OSG Quad Number 31, HACKENSACK NJ
OSG Quad Number 21, NYACK NY-NJ
OSG Quad Number 42, WEEHAWKEN NJ-NY

Proposed Change:

HCS Modify

Acres:**County/NE Reason For Proposed Change:**

Ho-ho-kus 1-4; Old Tappan-11; Rutherford-4;Tenafly 1-7, 12;

Historic sites or districts are located in the wrong place on PSP Map.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Wyckoff Twp;Closter Boro;Ho-ho-kus Boro;Old Tappan Boro;Rutherford Boro;Tenafly Boro;

Data Source:**Staff Response:**

OSG incorporated into the Preliminary Map the existing HCS file that included existing cross-accepted historic sites and districts. OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: BERGEN COUNTY	Item No. 201
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agreement

Quads Affected:

Proposed Change:

Planning Area From: Other To: Park

Acres:

County/NE Reason For Proposed Change:

Application of Planning Area-Park designation for parks throughout the county.

What is it in Current State Plan:

n/a

What is it in Preliminary State Plan:

n/a

Municipalities Affected:

Various

Data Source:

Staff Response:

This recommendation is consistent with the overall county/municipality park plan for the State Plan Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	202
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:**Proposed Change:***HCS*

Add

Acres:**County/NE Reason For Proposed Change:**

This change pertains to Closter 27 & 28, Franklin Lakes 35 & 47, New Milford 3 & 13, Norwood 31 & 46, Rockleigh 15 & 22, Tenaflly 9, 10, & 11, Wyckoff 15.

Add Historic and Cultural Sites.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Closter Boro; Franklin Lakes Boro; New Milford Boro; Norwood Boro; Rockleigh Boro; Tenaflly Boro; Wyckoff Twp;

Data Source:**Staff Response:**

OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	203
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

Proposed Change:

Acres:

County/NE Reason For Proposed Change:

This item pertains to Creskill 1, 2, and 20, Franklin Lakes 30 and 31, Harrington Park 11, 12, and 13, Haworth, 11, Leonia 18, 19, and 20, Old Tappan 6, 7, 8, 9, and 10, Park Ridge 6, Ramsey 18 and 19, Rivervale 16, Saddle Brook AH 1-6, and Tenafly 24-27.

Designate COAH sites on the SDRP map.

What is it in Current State Plan:

What is it in Preliminary State Plan:

Municipalities Affected:

Data Source:

Staff Response:

COAH sites will not be depicted on the SDRP map however, separate files will be maintained with their location.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: BERGEN COUNTY	Item No. 204
Source: NJDEP	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Quads Affected:

Proposed Change:

Acres:

County/NE Reason For Proposed Change:

This issue pertains to Cresskill 3 and 4, Harrington Park 1 and 2, Haworth 1 and 3-6, Norwood 3-4, 12, 15-18, and 20-21, Old Tappan 21 and 23, and Rivervale 8-13.

Requests for C-1 designations on the SDRP map.

What is it in Current State Plan:

What is it in Preliminary State Plan:

Municipalities Affected:

Data Source:

Staff Response:

C1 stream corridors will be conspicuously identified on the proposed State Plan Policy Map. How areas adjacent to the C1 streams should be mapped is a statewide issue that we are seeking input from all the counties through the cross-acceptance process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	205
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:**Proposed Change:**

CES

Add

Acres:**County/NE Reason For Proposed Change:**

This issue pertains to Alpine 2-4, Cresskill 5-7, Glen Rock 3, Haworth 2, New Milford 1-2, Oakland 1-2, Ridgewood 3, Teaneck 49-55, Wycoff 4.

Requests for CESs over open waters; sewer service area corrections.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:****Data Source:****Staff Response:**

Open waters will not receive a CES designation to avoid redundant designations. Sewer service area corrections will be incorporated into the SDRP map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	206
Source:	County Report	Approved by OSG Director:	
NE #	12	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

HCS

Add

Acres:**County/NE Reason For Proposed Change:**

Add Historic and Cultural Sites in Paramus

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Paramus Boro;

Data Source:**Staff Response:**

OSG, working with the State Historic Preservation Office, recommends amending the HCS file to include only those historic districts and sites that have received recognition on federal AND state historic registries. Existing cross-acceptance sites and districts not officially recognized will eventually be removed from the HCS file. This approach allows for consistent treatment of proposed HCS throughout the state.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	207
Source:	County Report	Approved by OSG Director:	
NE #	6	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: Park

To: PA1

Acres:**County/NE Reason For Proposed Change:**

Change PA6 to PA1 area is developed as private homes.

What is it in Current State Plan:

Park

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Paramus Boro;

Data Source:**Staff Response:**

We agree to the requested change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	208
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

Change PA1 to PA6, Paramus Golf Course was purchased with Green Acres funding and is dedicated open space and a County park.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Paramus Boro;

Data Source:**Staff Response:**

We agree to the requested change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	209
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: Park

To: Park

Acres:**County/NE Reason For Proposed Change:**

Change PA6 to PA6, this is adjusting the size of a local park - this portion is not park but a parking lot for the adjacent town pool.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Paramus Boro;

Data Source:**Staff Response:**

We agree to the requested change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	210
Source:	County Report	Approved by OSG Director:	
NE #	11	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

Change PA1 to PA6, local park is being added.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Paramus Boro;

Data Source:**Staff Response:**

We agree to the requested change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	211
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Paramus Boro;

Data Source:**Staff Response:**

OSG will completely remove the CES from the State Plan Policy Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	212
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Paramus Boro;

Data Source:**Staff Response:**

Based upon the presence of significant environmental features, we agree to this boundary increase.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	213
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Paramus Boro;

Data Source:**Staff Response:**

Based upon the presence of significant environmental features, we agree to this boundary increase.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	214
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES. Part of existing CES is in a Park and part is developed as private homes.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Paramus Boro;

Data Source:**Staff Response:**

The CES will be removed where the current Parkland designation exists however a CES will be added where no development currently exists.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	215
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Paramus Boro;

Data Source:**Staff Response:**

The CES will be modified as requested by the County.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	216
Source:	County Report	Approved by OSG Director:	
NE #	16	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Paramus Boro;

Data Source:**Staff Response:**

The CES will be modified as requested by the County.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	217
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Saddle River Boro;

Data Source:**Staff Response:**

OSG will completely remove the CES from the State Plan Policy Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	218
Source:	County Report	Approved by OSG Director:	
NE #	11	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

Existing CES at this location/shape to be deleted.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Saddle River Boro;

Data Source:**Staff Response:**

OSG will completely remove the CES from the State Plan Policy Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	219
Source:	County Report	Approved by OSG Director:	
NE #	2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

Boundary adjustment to an existing CES. Note change is only in the upper portion, the lower portion overlaps another CES polygon. The adjustment omits the town pool from the CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Woodcliff Lake Boro;

Data Source:**Staff Response:**

We agree to the requested change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	220
Source:	County Report	Approved by OSG Director:	
NE #	22	Preliminary Staff Recommendation:	Agreement

Quads Affected:**Proposed Change:**

CES

Modify

Acres:**County/NE Reason For Proposed Change:**

The CES designated along the Pascack Brook forming the northern boundary of the borough is incorrect. The borough questions what data layer or what type of data is associated with this CES as the delineation of the CES is over many developed areas. In addition, the shape does not conform to the 100 year flood area shown on the map listed below. The borough is concerned with this CES and its impact on future, possible efforts at redevelopment the town may undertake within its boundaries.

The borough did not want to go forward and delineate what it thinks is the correct boundary. This can be accomplished during the negotiation phase of Cross Acceptance wht the county, Westwood, and the stae can directly discuss this CES.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Westwood Boro;

Data Source:

Vacant Land, Flood Hazard Areas, and Wetlands Map, Housing Plan (2000)

Staff Response:

OSG will modify CES to incorporate additional areas around Pascack Brook (C1 stream corridor).



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	221
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

The island is currently not labeled on the Preliminary NJ State Plan for Garfield. However, Kiggy's Island should be designated as Dedicated Open Space, as the City of Garfield desires to preserve this natural area.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Garfield City;

Data Source:**Staff Response:**

If this is an island that is mapped by DEP, we agree to the requested change.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	222
Source:	County Report	Approved by OSG Director:	
NE #	20	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 20, PARK RIDGE NJ-NY

Proposed Change:

CES

Delete

Acres:**County/NE Reason For Proposed Change:**

Technical Change: This is not a CES, it is private street with 3 homes, this is an overlap of a designation.

What is it in Current State Plan:**What is it in Preliminary State Plan:****Municipalities Affected:**

Ho-ho-kus Boro;

Data Source:

NJDEP GIS, Borough Engineer

Staff Response:

After review, OSG will make the appropriate technical adjustment.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	BERGEN COUNTY	Item No.	223
Source:	County Report	Approved by OSG Director:	
NE #	14	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 31, HACKENSACK NJ

Proposed Change:

Planning Area

From: PA1

To: Park

Acres:**County/NE Reason For Proposed Change:**

Technical Change; addition of Conservation Area.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Ridgefield Park village;

Data Source:

NJDEP GIS

Staff Response:

We agree to the addition of this conservation area.