



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Agree Conditionally

**General Topic:**

Environmental

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

Development near the potable water supply.

Do we wish to encourage further development-dense development, as implied by its designations as a "growth area" - in an area feeding the potable water supply?

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

NA

**Section in Existing State Plan:**

Policy 10: Protecting Ground Water Sources (page 149)

Policy 22: Development and Water Supply (page 150)

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

Protection of the State's water supply is of paramount importance in the State Plan. While higher density is anticipated in Planning Areas 1 and 2, additional development is not mandated and development that does occur can also be directed away from critical areas and designed in a manner that minimizes or mitigates impact on water resources. Maintaining healthy stream corridors and addressing water quality concerns in urbanized areas be accomplished through better stormwater management efforts, stream corridor protection ordinances, wellhead protection programs, promoting recharge, minimizing impervious cover and other best management practices, as well as through sustainable land use planning and building design practices. These issues will be addressed in Plan Endorsement.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	12
Source:	County Report	Approved by OSG Director	
NE Item No.	7	Preliminary Staff Recommendation:	Agree Conditionally

**General Topic:**

Environmental

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

There is no evidence of state agency coordination being achieved during CA.

The SPC should meet more regularly with the counties and municipalities to discuss issues and concerns facing the counties.

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

NA

**Section in Existing State Plan:**

Relationship Of The State Plan To Other Plans: State Agencies (page 278.)

**Additional Information Regarding Proposal:****Staff Response:**

The OSG has formed a Interagency Working Group which is meeting weekly to work together on policy issues and map changes raised during CA. Numerous meetings with Counties and Municipalities are being held; however, there is room for additional efforts to improve the process.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	2	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

Consistency between State Planning Area boundaries and the Highlands Planning and Preservation Boundary.

Delineation and definition of the Highlands Planning and Preservation Boundaries as they related to the planning areas delineated on the NJ State Plan Policy Map.

Specifically the Committee expressed its concern over the lack of consistency between the Highlands boundary and the boundary of the PA-1 areas in the township of Mahwah.

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

Relationship of the Plan to Other Plans

Section Seven: Relationship between the State Planning Commission and the Highlands Council (page 39, 40.)

**Section in Existing State Plan:****Additional Information Regarding Proposal:**

All of Mahwah is within the Highlands region however this does not appear to be consistent with the PA-1 designation that includes most of eastern Mahwah, east of I-287.

**Staff Response:**

Issues regarding the Highlands Preservation Area will be addressed by the Highlands Council and the amendments to the State Plan as noted on Page 39, and 40 of the Preliminary State Plan. The Highlands boundaries were defined by the New Jersey Legislature, and cannot be addressed through the Cross Acceptance process. The State Plan Policy Map will be reflective of the Highlands Preservation Area designation.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Environmental

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

Identification of CES in planning areas. Critical Environmental Sites should remain a critical element on the State Plan Policy map.

In highly developed and dense landscapes, the mapping of Critical Environmental Sites take on an added importance by assuring highly treasured, undeveloped land is protected from further dense development. Fast-Track Permitting further emphasizes the importance of preserving these sites in PA1 growth areas. Many of these sites comprise key groundwater recharge area and wellhead protection areas, or contain surface water bodies feeding into potable water supply.

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

Mapping Polices (page 41, Section 8.)

**Section in Existing State Plan:**

Critical Environmental Sites and Historic and Cultural Sites (page 224-226.)

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

Critical Environmental Sites will be mapped in PA4 to identify the resources. It is not necessary to map these features in Planning Areas 4B and 5.

Critical Environmental Sites within PA-1, PA-2, PA3 and designated centers will continue to be displayed on the State Plan Policy Map. CES's in other planning areas that are already considered environmentally sensitive will not be identified as a CES.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	
NE Item No.	5	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Economic

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

Validity of 2025 population and employment projections for use in meeting COAH requirements.

Recommend using a ten year horizon for population and employment projections to coincide with State Plan updates.

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

Section Six: Population and Employment Projections for 2025 (page 36.)

**Section in Existing State Plan:**

NA

**Additional Information Regarding Proposal:**

Is it reasonable for COAH to utilize 2025 population and employment projections, an unperfected state of art at best, to determine short-term growth share for affordable housing goals? We are updating the State Plan every six years and as such, a 10-year horizon for population and employment projects should meet immediate and short term needs, with the ability to revise projection in subsequent Cross Acceptance Rounds, as necessary.

**Staff Response:**

STATEWIDE ISSUE

Although the SPC has no control over COAH rules, the Office is exploring ways to improving the linkage between the State Plan, the projections generation cycle, and COAH obligation cycle so the affordable housing obligations generated under the COAH rules accurately reflect the actual growth a municipality experiences or reasonably projects.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	13
Source:	County Report	Approved by OSG Director	
NE Item No.	9	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Environmental

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

Illustration of municipal parks, recreation sites, and open spaces on the State Plan Policy Map.

Bergen County has attached a series of Map Amendments that reflect the desire of municipalities to have their municipal parks, recreation sites, and open space mapped as parkland. These are permanently preserved municipal resources, with their preservation as open space ensured by way of deed restriction or municipal ordinance. As such, these entities deserve the same protections and mapping as County and State Open Space Facilities.

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

NA

**Section in Existing State Plan:**

Parks and Natural Areas (page 227.)

**Additional Information Regarding Proposal:**

Municipal parks, recreation sites, and open spaces should receive the same treatment as County and State Open Space Facilities.

**Staff Response:**

STATEWIDE ISSUE

All open space and parklands that have been permanently dedicated for public benefit will be reflected on the SPPM as Parks. Parks and open space are constantly being added to the State and it is difficult for the Office of Smart Growth to keep it up to date. Cross Acceptance allows counties and municipalities to ensure that all open space and parks are correctly reflected on the SPPM.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	14
Source:	County Report	Approved by OSG Director	
NE Item No.	10	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

The Transportation Policies in the State Plan should include a policy (or policies) specific to the Transit Village Initiative of the NJDOT and NJ Transit.

Policy language in this regard should offer priority public funding to a designated transit village municipality. It is recommended that the transit village policies be framed as or subtitled as "Coordination with NJDOT and the Transit Village Initiative."

Summary of Public Investment Priorities (p.117) item #2 should be revised to add "municipalities with transit village designation by NJDOT." Alternately, item #5 may be revised to add another bulleted item of the same language.

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

NA

**Section in Existing State Plan:**

Policy 4: Integration of Land Use and Transportation Planning (page 140.)  
Public Investment Priorities {Summary} (page 117.)

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The Transit Village Initiative will be discussed and identified in the Implementation section of the State Development and Redevelopment Plan (State Plan), as the Transit Village Initiative will be identified as a benefit as part of the Plan Endorsement process.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	10
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Defer to PE

**General Topic:**

Infrastructure (Not Trans)

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

What is the benefit of a municipality to designate Centers, Cores, and Nodes in PA-1?

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

Planning for Centers

Policy 2: Priority Assistance for Designated Centers and Endorsed Plans (page 247.)

**Section in Existing State Plan:**

NA

**Additional Information Regarding Proposal:**

These designations have limited to no significance in already-developed landscapes with no discernable "hinterland" .

**Staff Response:**

STATEWIDE ISSUE

State agencies have created benefits to as part of the Plan Endorsement and center designation process. However, the SPC should consider other ways of recognizing geographic areas in PA's 1 & 2 which are more effective at identifying the scale at which good planning occurs.





## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Environmental

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

Planning area designation in C1 watersheds. Is it appropriate that the Planning Area designation for sewerred and developed area upstream in the C1 watershed be PA1?

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

2. Conserve the State's Natural Resources and Systems

NA

**Section in Existing State Plan:**

Policy 3: Watershed Resource Planning (page 147)/\*

**Additional Information Regarding Proposal:****Staff Response:**

The PA 1 delineation in the current State Plan and the mapping methodology adopted by the State Planning Commission on 9/21/05 is designed to designate only areas appropriate for growth based upon analysis of a number of planning factors. This designation does not mean that important environmental resources will be ignored or sacrificed for development. Appropriate protections for water resources will be mandated. Maintaining healthy stream corridors and water quality concerns in urbanized areas will be addressed through better stormwater management efforts, stream corridor protection ordinances, promoting recharge, minimizing impervious cover and other best management practices, and sustainable land use planning practices.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Environmental

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

Delineation criteria for Planning Areas. Is it appropriate that areas without sewers be mapped as PA-1?

While many of these areas received this designation decades ago, there is no intention, nor the financial wherewithal in most cases, to develop this infrastructure. Should these areas remain in a PA-1 designation, which implies that additional growth at higher densities should be encouraged without the necessary infrastructure to support such developments?

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

NA

**Section in Existing State Plan:**

Metropolitan Planning Area 1 (page 190.)

**Additional Information Regarding Proposal:****Staff Response:**

Sewer service areas are only one attribute among many, used to evaluate planning area designation. All characteristics do not necessarily have to be present in order for a specific planning area to exist. Protection of the State's water supply is of paramount importance in the State Plan. While higher density is anticipated in Planning Areas 1 and 2, additional development is not mandated and development that does occur can also be directed away from critical areas and designed in a manner that minimizes or mitigates impact on water resources. Maintaining healthy stream corridors and addressing water quality concerns in urbanized areas be accomplished through better stormwater management efforts, stream corridor protection ordinances, wellhead protection programs, promoting recharge, minimizing impervious cover and other best management practices, as well as through sustainable land use planning and building design practices. These issues will be addressed in Plan Endorsement.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	8
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Environmental

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

Discourage development in the FHAs.

Please incorporate the FEMA/FIRM Flood Hazard Areas into all mapping. Development in FHA's should strongly be discouraged.

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

NA

**Section in Existing State Plan:**

Policy 32: Flood Hazard Areas (page 151.)

**Additional Information Regarding Proposal:**

The Village of Ridgewood has over 700 residences in the Flood Hazard Area (FHA).

**Staff Response:**

We agree that development in FHAs should be discouraged. However, there is a limited amount of information that can be portrayed on one map at one time. New Jersey regulates construction in the flood plain under the Flood Hazard Area Control Act. In addition, there are local flood plain ordinances in many municipalities. The BOCA National Building Code also contains special requirements for buildings in flood plains, which many towns enforce. Computer mapping tools and overlays can add information to a base map. Additional information can be made available through overlays.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	11
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Economic

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

Modify delineation criteria for communities based on a density level.

Communities with population densities between 1000 and 2000 persons per square mile (ppsm) should be in a separate PA from communities with densities exceeding 2000 ppsm. Then intent and policy objectives could be less intense for suburban areas.

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

Policies for Planning Areas

NA

**Section in Existing State Plan:**

Metropolitan Planning Area: Delineation Criteria (page 190.)

**Additional Information Regarding Proposal:**

This issue was noted in the Cross Acceptance Questionnaires for River Vale, Cresskill, and Haworth.

**Staff Response:**

STATEWIDE ISSUE

Population is only one of the delineation criteria for each Planning Area. Considering all the criteria enables one to determine the appropriate Planning Area and therefore future land uses.

The delineation criteria and the State Plan's intent for Planning Areas provides communities with several goals that can be achieved in various communities. The State Plan does not force older, developed communities at or near build-out to change their character and develop more intensively, but supports the development of a community vision that can be reaffirmed during Plan Endorsement. The State Plan already lists as intentions of the Metropolitan Planning Area the stabilization of older suburbs and the protection of the character of existing stable communities.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

**General Topic:**

Environmental

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

Illustration of C1 water bodies and buffers on the State Plan Policy Map.

How will the C1 water bodies and their associated buffers be illustrated on the State Plan Policy Map? Will the identification of C1 Water bodies and associated buffers be done by DEP or is it the responsibility of each county or municipality?

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

NA

**Section in Existing State Plan:**

Policy 18: Stream Corridor Protection and Management (page 150)

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

C1 streams will be shown on the SPPM with a black slightly thicker line of a different color. The associated buffers will not be shown on the maps however the water bodies and their buffers should be considered environmentally sensitive. In addition, where appropriate, some of these features will be shown as environmentally sensitive.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	BERGEN COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Pending

**General Topic:**

Environmental

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

Delineation criteria for PA5, and CES.

Should we assume that an area mapped as C1 waters and their associated buffers is a critical environmental feature, to be designated as either CES or PA-5 depending upon its size and geometry?

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

Statewide Policy 11. Water Resources

Page 41, Section 8.

**Section in Existing State Plan:**

Intent of CES designation on pages 224-226.

**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

No, C1 streams will be shown on the SPPM with a black slightly thicker line of a different color. The associated buffers will not be shown on the maps however the water bodies and their buffers should be considered environmentally sensitive. In addition, where appropriate, some of these features will be shown as environmentally sensitive.