



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CAPE MAY COUNTY	Item No.	16601
Source:	Municipal Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 166, MARMORA NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

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

Upper- The Township recommends that Planning Area changes be verified with current aerial photography to make sure that they have not been developed. Use aerial photography, where available, to verify built conditions before recommending a Planning Area change.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Upper Twp;

Data Source:**Staff Response:**

More Appropriate for PE

This area is in a Natural Heritage Priority Site. 2001/2002 aerial photography is just one of the resources that OSG and other agencies used in developing the Preliminary Policy Map. This area overlaps with the Marmora-Palermo center boundary proposed by Upper Twp for plan endorsement. Changes to center boundaries and planning area amendments should be addressed through the Plan Endorsement process.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	CAPE MAY COUNTY	Item No.	16602
Source:	County Report	Approved by OSG Director:	
NE #	4	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 166, MARMORA NJ

Proposed Change:

Planning Area

From: Park

To: PA2

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

Upper- The Township objects to the inclusion of the BL England Generating Facility being included in the Parks and Natural Areas Designation on the State Plan Map. It is felt that the facility would serve a more valid economic purpose, as an already developed site, for redevelopment and not conversion to open space.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

Park, PA5

Municipalities Affected:

Upper Twp;

Data Source:**Staff Response:**

More Appropriate for PE

Green Acres data shows this site as park land. However, OSG agrees that this site does not match the criteria for Parks & Natural Areas, but rather more closely adheres to PA2 criteria. The developed area, including the generating plant and golf course, will be PA2. This area overlaps with the Marmora-Palermo center boundary proposed by Upper Twp for plan endorsement. Changes to center boundaries and planning area amendments should be addressed through the Plan Endorsement process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CAPE MAY COUNTY	Item No.	16604
Source:	County Report	Approved by OSG Director:	
NE #	6	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 166, MARMORA NJ

OSG Quad Number 173, SEA ISLE CITY NJ

Proposed Change:

Planning Area From: PA5 To: PA2

CES Add

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

Upper- The State Plan proposes to change these areas to PA5, however, portions of these areas are developed, and existing environmental controls will protect these areas if future development occurs.

Keep the areas along the Category 1 Streams that extend westward from under the Garden State Parkway towards Route 9 as PA2 with a CES overlay.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5, PA2/CES

Municipalities Affected:

Upper Twp;

Data Source:

Existing and preliminary plan map

Staff Response:

More Appropriate for PE

The Preliminary Plan already reflects environmental criteria over Category 1 Streams that extend westward from under the Garden State Parkway towards Route 9.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CAPE MAY COUNTY	Item No.	16606
Source:	County Report	Approved by OSG Director:	
NE #	9	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 166, MARMORA NJ

Proposed Change:

Planning Area From: PA5 To: PA2

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

Upper - objects to the inclusion of the area along Harbor Road from Route 9 to the Garden State Parkway in the PA5 designation. These are existing developed commercial properties and should remain as a PA2 designation.

Leave the area along Harbor Road from Route 9 to the Parkway in the PA2 designation.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Upper Twp;

Data Source:

Existing and preliminary plan map

Staff Response:

More Appropriate for PE

Partial agreement. There are parcels along Harbor Road that are developed and should remain as PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CAPE MAY COUNTY	Item No.	17501
Source:	County Report	Approved by OSG Director:	
NE #	1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 175, STONE HARBOR NJ

Proposed Change:

Planning Area

From: Park

To: PA3

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

Middle - The sites of the Cape May County Park Zoo, the Rutgers Cooperative Extension, and the Atlantic Cape Community College are being proposed to change from a PA 3 to a PA 6,7,8 (Parks and Natural Lands).

The Township and the County both are opposed to the DELTA Map's proposed change; it is requested that these properties remain in their current Planning Area designations (with potential change to Planning Area 2).

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

Parks and Natural Areas

Municipalities Affected:

Middle Twp;

Data Source:

Existing and preliminary plan map

Staff Response:

More Appropriate for PE

NOTE: THIS ISSUE IS BEING CONSIDERED IN PLAN ENDORSEMENT. Areas were changed to PA5 due to Green Acres data. Agree with county/town that the uses there fit the Fringe Planning Area definition better. Polygons along Route 9 are in proposed center boundary for Cape May Courthouse.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CAPE MAY COUNTY	Item No.	17502
Source:	County Report	Approved by OSG Director:	
NE #	3	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 175, STONE HARBOR NJ

Proposed Change:

Planning Area From: PA5 To: PA3

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

Middle - The site at the northernmost portion of the Crest Haven Complex is being proposed to change from its current designation as Planning Area 3 to a Planning Area 5.

The PA5 designation is not consistent with the existing improvements in this area.

The Township and the County both are opposed to this proposed change. It is requested that the area be allowed to remain in its present PA3 status (with potential upgrade to PA2).

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Middle Twp;

Data Source:

Existing and preliminary plan map

Staff Response:

More Appropriate for PE

NOTE: THIS ISSUE IS BEING CONSIDERED IN PLAN ENDORSEMENT. Agree with county/town that the uses there fit the Fringe Planning Area definition better. Polygons along Route 9 are in proposed center boundary for Cape May Courthouse.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	CAPE MAY COUNTY	Item No.	16605
Source:	County Report	Approved by OSG Director:	
NE #	7	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 166, MARMORA NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

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

Upper- The Township objects to the inclusion of developed properties along Roosevelt Boulevard in Marmora in the PA5 designation.

The Cape May Water Quality Management Plan/Waste Water Management Plan provide for sewer service to these existing developed parcels, thus they should be designated as PA2.

Keep all developed properties along Roosevelt Boulevard in a PA2 designation

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Upper Twp;

Data Source:

Existing and preliminary plan map

Staff Response:

These sites are built on filled wetlands, prior to State regulation, on a causeway between the mainland and barriers island. They are currently sewered for health and safety reasons. The planning area delineation here is appropriate.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	CAPE MAY COUNTY	Item No.	17301
Source:	County Report	Approved by OSG Director:	
NE #	10	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 173, SEA ISLE CITY NJ

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

Upper- recommends that the Policy Map remove the rail lines that extend into Ocean City, Strathmere and Sea Isle City since they no longer exist.

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

Upper Twp;

Data Source:

Existing and preliminary plan map

Staff Response:

The railroad GIS coverage is a DOT data layer, and would need to be updated whenever DOT updates its database coverages. NJDOT is working on an update of the database that shows freight rail lines. Those rail lines that are no longer in existence will be removed from the database.