



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5706
Source:	County Report	Approved by OSG Director:	
NE #	57-10	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 57, PITTSTOWN NJ

Proposed Change:

Planning Area From: PA5 To: PA3

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

Amendment #10: Planning Area 5 to Planning Area 3

Reason for Change:

Falls within a public water service area:

1. Water Service Area (Hunterdon County Division of GIS, 2004)

What is it in Current State Plan:

PA3 and PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Raritan Twp;

Data Source:**Staff Response:**

The two western portions of the site are covered by wetlands and should remain as a PA5. The eastern portion is partially developed with minimal wetland concerns. It should be changed to PA3 with CES for the wetland portion.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	101066
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area From: PA2 To: PA3

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

As a result of the new environmental data, this planning area was changed from PA 5 to PA 2.
The county requested that it be removed.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

12/7/06

The newly added farm portion north of 22 on the Clinton Township/Readington Border should be removed and return to PA5. To continue the PA2 - make the connection along the median of 22.

8/10/07

After the Staff to Staff meeting it was agreed that this item number should be superceded by #4799 and the polygon will be PA3.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: HUNTERDON COUNTY	Item No. 5502
Source: County Report	Approved by OSG Director:
NE # New	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 55, RIEGELSVILLE PA-NJ

Proposed Change:

Planning Area From: PA4B To: Park

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:**

Park

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

Holland Twp;

Data Source:**Staff Response:**

The site is within the Highlands Planning Area and is in the updated Park file.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5603
Source:	County Report	Approved by OSG Director:	
NE #	56-H1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 56, FRENCHTOWN NJ-PA

Proposed Change:

HCS

Add

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

Addition of State and National Register Historic District

H-1. Frenchtown

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Frenchtown Boro;

Data Source:**Staff Response:**

Frenchtown

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 5603 (Frenchtown) – NJ and National Registers.

<http://www.state.nj.us/dep/hpo/1identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National:



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5701
Source:	County Report	Approved by OSG Director:	
NE #	57-1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 57, PITTSTOWN NJ
OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Amendment #1: Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to the recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5, CES

What is it in Preliminary State Plan:

PA5, Park

Municipalities Affected:

Franklin Twp (Hunt);Raritan Twp;

Data Source:**Staff Response:**

The area is in the predominantly agricultural with C1 Streams, prsites and wetlands, so it should be PA4B.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5801
Source:	County Report	Approved by OSG Director:	
NE #	58-7	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA5 To: Park

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

Amendment #7: Planning Area 5 to Park

Reason for Change:

Land incorporated into Round Valley Reservoir

1. Hunterdon County Open Space (Hunterdon County Division of GIS, 2005)

What is it in Current State Plan:

Park

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Clinton town;

Data Source:**Staff Response:**

The area is in the Highlands Planning Area and is part of the Open Space File.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	5803
Source:	County Report	Approved by OSG Director:	
NE #	58-11	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area

From: PA3

To: PA5

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

Amendment #11: Planning Area 3 to Planning Area 5

Reason for Change:

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Readington Twp;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

This parcel is too small and there is no PA5 to attach it to. It will be attached to the adjoining area and change to PA4.

After the Staff to Staff meeting, the County changed their recommendation to PA3.

Thursday, August 16, 2007

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New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: HUNTERDON COUNTY	Item No. 5804
Source: County Report	Approved by OSG Director:
NE # 58-12	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA3 To: PA5

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

Amendment #12: Planning Area 3 to Planning Area 5

Reason for Change:

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Readington Twp;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

Due to wetlands and landuse data, the area is environmentally sensitive and should be changed to PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5806
Source:	County Report	Approved by OSG Director:	
NE #	58-16	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

OSG Quad Number 59, RARITAN NJ

Proposed Change:

Planning Area

From: PA3

To: PA4B

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

Amendment #16: Planning Area 3 to Planning Area 4B

Reason for Change:

Presence of rural and environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)
4. Wetlands (NJDEP, 1986)
5. Linear Wetlands (NJDEP, 1986)
6. Slopes > 20% (NJDEP 10M DEM, 2001)
7. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Readington Twp;

Data Source:**Staff Response:**

The area is essentially agricultural and has environmental constraints. It should be changed to PA4B



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5807
Source:	County Report	Approved by OSG Director:	
NE #	58-17	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA5 To: PA3

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

Amendment #17: Planning Area 5 to Planning Area 3

Reason for Change:

Falls within a public water service area:

1. Water Service Area (Hunterdon County Division of GIS, 2004)

What is it in Current State Plan:

PA3, PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Raritan Twp;

Data Source:**Staff Response:**

This is within the sewer service area and has some development.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5811
Source:	County Report	Approved by OSG Director:	
NE #	58-H2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

HCS

Add

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

: Addition of State and National Register Historic Districts

H-2. South Branch

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

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 5811 (South Branch) – NJ and National Registers

<http://www.state.nj.us/dep/hpo/identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National:



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5813
Source:	County Report	Approved by OSG Director:	
NE #	58-25	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA5 To: PA3

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

Amendment #25: Planning Area 5 to Planning Area 3

Falls within a public water service area:

1. Water Service Area (Hunterdon County Division of GIS, 2004)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:**Data Source:****Staff Response:**

The area is developed and with the sewer service area. It okay to change to change to a PA3



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	6701
Source:	County Report	Approved by OSG Director:	
NE #	67-1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 67, STOCKTON NJ-PA

Proposed Change:

Planning Area From: PA3 To: PA4

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

Amendment #1: Planning Area 3 to Planning Area 4

Reason for Change:

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Raritan Twp;

Data Source:**Staff Response:**

The area is predominantly agricultural and too small to be a PA4B. It should be attached to the PA4 to the southwest.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	6702
Source:	County Report	Approved by OSG Director:	
NE #	67-5	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 67, STOCKTON NJ-PA

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Amendment #5: Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

- 1.Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
- 2.Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
- 3.Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Delaware Twp;

Data Source:**Staff Response:**

The area is agricultural with environmental constraints.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6801
Source:	County Report	Approved by OSG Director:	
NE #	68-1	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

Planning Area From: PA3 To: PA4

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

Amendment #1: Planning Area 3 to Planning Area 4

Reason for Change:

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Raritan Twp;

Data Source:**Staff Response:**

The area is predominantly agricultural. Although there are wetlands, C2 Stream and Prisites. The area should be appended to the adjacent PA4 to the south, there is no PA4B to attach it to.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: HUNTERDON COUNTY	Item No. 6802
Source: County Report	Approved by OSG Director:
NE # 68-2	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

Planning Area From: PA4B To: PA5

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

Amendment #2: Planning Area 4B to Planning Area 5

Reason for Change:

Greater weight given to the environmentally sensitive nature of the Sourland Mountain region, which contains the largest contiguous forest in central New Jersey, is home to numerous threatened and endangered species and is a critical headwater for the Raritan and Millstone Rivers.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

East Amwell Twp;

Data Source:**Staff Response:**

The area has significant environmental constraints similar to the adjacent PA5. It should be appended to the adjoining PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6804
Source:	County Report	Approved by OSG Director:	
NE #	68-4	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

HCS

Add

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

Clover Hill - H-1

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

East Amwell Twp;Raritan Twp;

Data Source:**Staff Response:**

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 6804 (Clover Hill) – NJ and National

Registers<http://www.state.nj.us/dep/hpo/1identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	6805
Source:	County Report	Approved by OSG Director:	
NE #	68-5	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

HCS

Add

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

Reaville - H-2

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

East Amwell Twp; Raritan Twp;

Data Source:**Staff Response:**

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 6805 (Reaville) - NJ and National Registers

<http://www.state.nj.us/dep/hpo/1identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: HUNTERDON COUNTY	Item No. 6806
Source: County Report	Approved by OSG Director:
NE # 68-6	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

HCS

Add

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

Ringoes - H-3

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

East Amwell Twp;

Data Source:**Staff Response:**

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 6806 (Ringoes) – NJ and National Registers

<http://www.state.nj.us/dep/hpo/1identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6807
Source:	County Report	Approved by OSG Director:	
NE #	68-7	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

HCS

Add

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

H-4 - Wertsville

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

East Amwell Twp;

Data Source:**Staff Response:**

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 6807 (Wertsville) - NJ and National Registers

<http://www.state.nj.us/dep/hpo/1identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: HUNTERDON COUNTY	Item No. 6808
Source: County Report	Approved by OSG Director:
NE # 68-8	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

HCS

Add

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

Dawlis Mills - H-5

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

East Amwell Twp;

Data Source:**Staff Response:**

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 6808 (Dawlis Mills) – NJ and National Registers

<http://www.state.nj.us/dep/hpo/1identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6809
Source:	County Report	Approved by OSG Director:	
NE #	68-9	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

HCS

Add

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

Highfields - H-6

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

East Amwell Twp;

Data Source:**Staff Response:**

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.

County response:

Confirms that Item# 6809 (Highfields) - NJ and National Registers

<http://www.state.nj.us/dep/hpo/1identify/lists/hunterdon.pdf> for proof of registry on New Jersey and National



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4604
Source:	County Report	Approved by OSG Director:	
NE #	46-5	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Planning Area 2 to Planning Area 5

Reason for Change:

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp; Clinton town;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

This large area falls within the Highlands Planning Area and is mostly developed and within the sewer service area. A small portion of wetlands is evident and should be illustrated with a CES. The site should remain a PA2.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4604
Source:	County Report	Approved by OSG Director:	
NE #	46-5	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Municipalities are encouraged to raise mapping issues during the Plan Endorsement Process.

During the Staff to Staff meeting it was agreed that the County would change their request for the lionshare of the Route 78/22 Corridor to PA3, see #4699.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.

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#4604 is superced by #4696



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4605
Source:	County Report	Approved by OSG Director:	
NE #	46-6	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Planning Area 2 to Planning Area 5

Reason for Change:

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

This is within the Highlands Planning Area; within the sewer service area and more than 50% developed. Outside of the C1 stream of the Raritan River, the area does not have any other significant environmental constraints. It should remain a PA2.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4605
Source:	County Report	Approved by OSG Director:	
NE #	46-6	Preliminary Staff Recommendation:	Defer to Plan Endorseme

During the Staff to Staff meeting it was agreed that the County would change their request for the lionshare of the Route 78/22 Corridor to PA3, see #4699.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4606
Source:	County Report	Approved by OSG Director:	
NE #	46-7	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA2

To: PA3

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

Planning Area 5 to Planning Area 3

Falls within a public water service area:

1. Water Service Area (Hunterdon County Division of GIS, 2004)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton town; Clinton Twp; Union Twp (Hunt);

Data Source:

They disagree. Feel it has development potential

Paul H. Schneider

Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies

Report by THP, Inc.

Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

In the Preliminary Plan the area is PA2 based on development and the sewer service area. A small portion (north/western section is PA5 in the revised Preliminary Plan), while the rest of the polygon is PA2. Although the portion in the Southwestern portion of the polygon is now a PA5 based on Wetlands, C1 buffer and T&E Habitat, the remaining portion of the polygon, should continue to be a PA2. The developed portion of area in Union Township that adjoins the PA2 in the west, should also be a PA2. (sliver)

COAH sites: Alton Place, Hunterdon Alliance, Municipal Construction, The Mews and ARC ALT are located within this polygon.

Municipalities are encouraged to raise mapping issues during the Plan Endorsement Process.

Thursday, August 16, 2007

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New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4606
Source:	County Report	Approved by OSG Director:	
NE #	46-7	Preliminary Staff Recommendation:	Defer to Plan Endorseme

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.

see #4699.

Municipalities agreed to seek Plan Endorsement and create Centers where appropriate.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4607
Source:	County Report	Approved by OSG Director:	
NE #	46-8	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Planning Area 2 to Planning Area 5

Reason for Change:

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton town;

Data Source:**Staff Response:**

The site is within the Highlands Planning Area and is already developed and part of the sewer service area. Based on this the site should remain PA2.

Municipalities are encouraged to raise mapping issues during the Plan Endorsement Process.

During the Staff to Staff meeting it was agreed that the County would change their request for the lionshare of the Route 78/22 Corridor to PA3, see #4699.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: HUNTERDON COUNTY	Item No. 4607	
Source: County Report	Approved by OSG Director:	
NE # 46-8	Preliminary Staff Recommendation:	Defer to Plan Endorseme

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4608
Source:	County Report	Approved by OSG Director:	
NE #	46-13	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton town;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

The site is within the Highlands Planning Area and is part of the sewer service area. A small portion of the site is already developed. The portion of the site with Wetlands, T&E Habitat will be changed to PA5, the remaining portion will continue to be PA2.

Municipalities are encouraged to raise mapping issues during the Plan Endorsement Process.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4608
Source:	County Report	Approved by OSG Director:	
NE #	46-13	Preliminary Staff Recommendation:	Defer to Plan Endorseme

During the Staff to Staff meeting it was agreed that the County would change their request for the lionshare of the Route 78/22 Corridor to PA3, see #4699.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate.

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#4608 is superceded by # 4695

It should be attached to the adjacent agreed upon PA4B to the south (#5701).



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4609
Source:	County Report	Approved by OSG Director:	
NE #	46-14	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ
OSG Quad Number 47, CALIFON NJ
OSG Quad Number 48, GLADSTONE NJ
OSG Quad Number 57, PITTSTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA5

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

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA2, PA3, PA4B

What is it in Preliminary State Plan:

PA2, PA3, PA4B

Municipalities Affected:

Clinton town;Readington Twp; Lebanon Boro;

Data Source:

Highland Planning Area
They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

3,840 acres of this request have been changed to PA 5 due to Wetlands, C1 Buffer and T& E Habitat. . The remaining PA 2 should remain. The C1 Streams will be reflected on the map and CES will be added to identify Critical Environmental Sites.

Most of the polygon is in the Highlands Plannng Area. The portion in Readington is not in either



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4609
Source:	County Report	Approved by OSG Director:	
NE #	46-14	Preliminary Staff Recommendation:	Defer to Plan Endorseme

the preservation or planning area.

The portion of the polygon in Readington Township that is currently PA2 that was not updated to PA5 in the revised Preliminary map will remain PA2.

Municipalities are encouraged to raise mapping issues during the Plan Endorsement Process.

During the Staff to Staff meeting it was agreed that the County would change their request for the lionshare of the Route 78/22 Corridor to PA3, see #4699 and #5999.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4610
Source:	County Report	Approved by OSG Director:	
NE #	46-C1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Center Modification

Add

Designated

From:

To: None

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

Clinton Township proposes a Village designation within PA 3. This Village, which encompasses the community of Annandale and its immediate environs, contains a mix of uses and housing types. It also includes two sites proposed for affordable housing (90 owner-occupied and rental units).

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2, PA5

Municipalities Affected:

Clinton Twp;

Data Source:

They disagree. Feel it has development potential

Paul H. Schneider

Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies

Report by THP, Inc.

Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

4610 has been removed.

Center designations are established during the Plan Endorsement.

During the Staff to Staff meeting it was agreed that the County would change their request for the lionshare of the Route 78/22 Corridor to PA3, see #4699.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4695
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area From: PA2 To: PA4B

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:**

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton town;

Data Source:**Staff Response:**

Upon further review the County, requests that this polygon be a PA4B since it is agricultural. It should be attached to the adjacent agreed upon PA4B to the south (#5701). The adjoining PA5 will probably need to also become PA4B due to mapping conventions.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to designate Centers where appropriate. At that time further discussion of the Planning Areas will continue.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4696
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area From: PA2 To: PA5

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

Groundwater Recharge level B (13-16 in/yr)
Brunswick Aquifer (C aquifer recharge, 101-250 gpm)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton town;

Data Source:**Staff Response:**

At the Staff to Staff meeting, it was agreed that the lionshare of the area along Routes 78/22 would be changed from PA2 to PA3.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.

This area along Halstead Street/County Route 513 is developed. The area should be PA3. The wetlands will be noted on the map as CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4697
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area From: PA2 To: PA5

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

Should be continuation of PA5 parcel to the east to continue farmland field parcel.
In an ADA area
In a C aquifer recharge area.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

At the Staff to Staff meeting, it was agreed that the lionshare of the area along Routes 78/22 would be changed from PA2 to PA3.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.

This area should be a PA5 and attached to the larger PA5 to the south.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4698
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA2

To: PA3

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

Prime & Statewide Soils

Brunswick Aquifer (C aquifer recharge, 101-250 gpm)

300' Buffers and C1 streams

Tier 1 and Tier 2 levels for Well Head Protection Areas

Within 2,000' of Public Water Supply Well (North of site and 1 in Lebanon Boro)

Groundwater Recharge levels (A,B,C,D(1-23 in/yr) and Hydric Soils)

Located within a HUC11 containing 2 Public Water Supply Wells

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

At the Staff to Staff meeting, it was agreed that the lionshare of the area along Routes 78/22 would be changed from PA2 to PA3.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.

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Due to Wetlands, C1 Buffer, T&E Habitat in part of the polygon, the portion of the area southe of Route 22 be PA5. The remainder should remain PA3 until further discussions during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: HUNTERDON COUNTY	Item No. 4699
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ
OSG Quad Number 47, CALIFON NJ
OSG Quad Number 59, RARITAN NJ
OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA2 To: PA3

Acres:

County/NE Reason For Proposed Change:

At the staff to staff meeting it was agreed that lionshare of the Route 78/22 be changed to PA3 and the municipalities would seek Plan Endorsement and designate Centers.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton town; Union Twp (Hunt); Clinton Twp; Lebanon Boro; Readington Twp;

Data Source:

Staff Response:

Item #4699 replaces the original requests from the County along Routes 78/22.

At the Staff to Staff meeting, it was agreed that the area should be PA3 since the lionshare is built and within the sewer service area. CES will be noted where appropriate.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4704
Source:	County Report	Approved by OSG Director:	
NE #	47-6	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 47, CALIFON NJ
OSG Quad Number 48, GLADSTONE NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
3. Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Tewksbury Twp;

Data Source:**Staff Response:**

Most of the parcel is within the Highlands Preservation Area, but not all. The portion that is not in the Preservation Area along Water Street/Sawmill Road has developed houses and does not appear to be agricultural. It should continue to be a PA5.

The portion of 4704 in Tewksbury that is near Route 523 and adjacent to PA4B should be discussed as part of Plan Endorsement.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4706
Source:	County Report	Approved by OSG Director:	
NE #	47-C2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 47, CALIFON NJ
OSG Quad Number 58, FLEMINGTON NJ
OSG Quad Number 59, RARITAN NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From:	To:

Acres:

County/NE Reason For Proposed Change:

Readington Township proposes the Villages of Three Bridges and Whitehouse Station as Centers. These villages have a mix of residential housing types as well as nonresidential uses that certainly qualify them as Centers. The Township provides for future growth opportunities in these villages. For example, the Village of Whitehouse Station has proposals for 51 senior units and 205 age-restricted single and multi-family units presently under review. At the same time, because these Centers fall within the environmentally sensitive region of PA 5, future development should be limited and contained.

Public Comment from
Flaster/Greenberg
1810 Chapel Avenue West
Cherry Hill, NJ 08002

Prepared by:
Phillips Preiss Shapiro Associates, Inc.
54 Shrewsbury Avenue
Red Bank, NJ 07701

Prepared for:
Toll Brothers, Inc.
4.2

Both of these centers would fall under the County terms "limited growth center." Outside of these developments. There are few opportunities for further growth, based on field surveys and reviews of aerial photography. Moreover, the development that is proposed does not fit the vision of mixed-use walkable centers as articulated in the State Plan.

It is difficult to see what planning purposes these center are designed to fulfill, since they are not seen as tools for moving Readington away from it current trajectory of low-density sprawl development.

4.5

Route 202/Three Bridges area specifically is a logical area to plan for future growth of the



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4706
Source:	County Report	Approved by OSG Director:	
NE #	47-C2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Township and region

From a planning perspective, a strong case can be made that at the very least, lands north of Route 202 and contained within the area programmed for groundwater discharges of up to 20,000 gallons per day should be logically located with the proposed Three Bridges sewer service boundary. The inclusion of these lands, with their unique designation in the WMP, is consistent with the State Plan language stating "in order to grow, these Center [i.e. Centers without public sewers] will need to find cost-effective and appropriately scaled solutions to the provisions of wastewater treatment capacity." (p. 232)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Readington Twp;

Data Source:

They disagree. Feel it should remain PA2
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PP
40 Brunswick Woods Drive
East Brunswick, NJ 08816
Tavit O. Najarian, Sc. D., President

Staff Response:

Center designations are established during the Plan Endorsement.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4791
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Brunswick Aquifer (C aquifer recharge, 101-250 gpm)
Tier 1 Wellhead protection area

What is it in Current State Plan:

PA2, PA5

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Lebanon Boro; Clinton Twp;

Data Source:**Staff Response:**

A portion of this polygon north of Route 78 has been changed to PA5 in the revised environmental preliminary state Plan Map. That portion will remain PA5. The remaining built portion along route 78 and 22 will be changed to PA3. The C1 stream and wetlands will be reflected on the map. The portion in the center that is built should be PA3 to and allow connectivity to the built portion to the north.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4792
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Large area of Groundwater Recharge levels A-B(13-23 in/yr)
Borders C1 stream buffer area in northern portion.
Prime and Statewide soils

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

This area is mainly built within the sewer service area and should be PA3.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4793
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA2 To: PA5

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

Approximately 50% Wood turtle habitat .
Prime and Statewide soils

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

Although the County's polygon requests that this area be PA5, this area is mainly built within the sewer service area and should be PA3. There are no significant environmental constraints visible.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4794
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA2 To: PA5

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

Majority of area is undeveloped land – farmland, open fields, woodland
Prime and Statewide soils.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

Although the County's polygon requests that this area be PA5, the center of this area is mainly built and should be PA3 with CES to reflect the wetlands in the western portion of the polygon.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4795
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA2 To: PA5

CES Delete

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

Brunswick Aquifer (C aquifer recharge, 101-250 gpm)
Tier 2 Wellhead protection area
Groundwater Recharge levels (A,B,C,D(1-23 in/yr)

What is it in Current State Plan:

PA2, CES

What is it in Preliminary State Plan:

PA2, CES

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

This polygon is mainly built, without significant environmental constraints and be PA3. The wetlands will be reflected on the map as a CES.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4796
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA2 To: PA5

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

Groundwater Recharge level B (13-16 in/yr)
Brunswick Aquifer (C aquifer recharge, 101-250 gpm)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

Although the County's polygon requests that this area be PA5, the area is predominantly built and in the sewer service area. There are no visible significant environmental constraints.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4797
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA2 To: PA5

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

Presence of C1 streams and 300' buffers cover over 50% of the Borough
Public Water Supply Well located within Borough boundaries
Approximately 95% of Borough is within Tier 1 Well Head Protection Area
In a Flood Plain
Wetlands
Wood Turtle Habitat

What is it in Current State Plan:

PA2, PA5, Park, CES

What is it in Preliminary State Plan:

PA2, Park, CES

Municipalities Affected:

Lebanon Boro; Clinton Twp;

Data Source:**Staff Response:**

The portions that are Park and PA5 in the revised preliminary plan should remain as well as the area south of the train tracks in Clinton Township. The remaining portion of the polygon will be PA3 to reflect the building, sewer service area and what was agreed to at the Staff to Staff meeting. The C1 streams and wetlands will be reflected on the map.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed as noted above.

The area below the train tracks in Clinton Township should be PA5. Further discussion of Planning Areas will continue during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4798
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area

From: PA2

To: PA5

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

Prime & Statewide Soils
Brunswick Aquifer (C aquifer recharge, 101-250 gpm)
300' Buffers and C1 streams
Tier 1 and Tier 2 levels for Well Head Protection Areas
Within 2,000' of Public Water Supply Well (North of site and 1 in Lebanon Boro)
Groundwater Recharge levels (A,B,C,D(1-23 in/yr) and Hydric Soils)
Located within a HUC11 containing 2 Public Water Supply Wells

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

The County's polygon requests that this area be PA5. The area is predominantly built and in the sewer service area. The C1 streams of the South Branch will be illustrated on the State Plan Map along with CES for the wetlands in the middle of Route 78.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.

#4798 and the County new FID#17 should be attached.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: HUNTERDON COUNTY	Item No. 4799
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA2 To: PA3

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:**

PA5

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

This is the same as 101066. This small portion will be changed to PA3 for connectivity. There are no visible environmental constraints.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: HUNTERDON COUNTY	Item No. 5501	
Source: County Report	Approved by OSG Director:	
NE # 55-C1	Preliminary Staff Recommendation: Defer to Plan Endorsement	

Quads Affected:

OSG Quad Number 55, RIEGELSVILLE PA-NJ
OSG Quad Number 56, FRENCHTOWN NJ-PA

Proposed Change:

<i>Center Modification</i>	Modify	Proposed
	From:	To:

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

Also Public Comment from Kenneth R. Grisewood

1. Inappropriate Center Expansion

"Village Center" not previously indicated on the "Proposed Village Center" within the Master Plan or previously indicated on any State Plan. This expanded area includes three lots recently (2001) created through the use of a lot-averaging plan. The northernmost lot represents an intended "restricted lot" exceeding the minimum lot size. The two remaining lots, Block 6, Lot 61, and our parcel Lot 61.02 are lots smaller than the minimum lot size (net land area) for the zone (R-5 5 acre minimum).

6. Degradation of Historic Resource

A September 27, 2004 memo to the Hunterdon County Planning Board indicates the intersection of Spring-Mills-Little York Road and Route 519 contains historically significant structures. Expansion of the Village Center to include Block 6, Lot 61 will result in degrading the historic residence and violate another of the Township's Master Plan Goals.

2. Excessive Affordable Units

The inclusion of these three parcels concerns us since the Municipality is presently considering a zone change increasing the density from 1 dwelling per 5 acres to 3.5 units per acre (as per March 9, 2005 draft ordinance).

3. State Threatened Habitat

Land lying east of Route 519 on i-MAP Landscape Project as an area with habitat for Threatened State Species Patch Level 3.

4. Recent Zoning Density Bonus

By allowing further density on these parcels, the Municipality is violating the intent of the original "lot averaging approval" and undermining lands previous use as special planning tool for the allocation of density and contemplated open space.

5. Lack of Existing Infrastructure

The three parcels extending from County 614 northward are not currently within the reaches of water infrastructure. The existing water infrastructure terminates north of the northern limits of Lot 61.02 and coincided with the franchise area prior to 2003 as indicated on a sketch plan provided to us as purchasers of Lot 61.01. In 2003, the municipality expanded the franchise area



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5501
Source:	County Report	Approved by OSG Director:	
NE #	55-C1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

to include Block 6 Lot 61, 61.01 and 61.02, under R-5 (5 acre zoning). Lot 61.01 is served by wells not by the public water system.

6. Degradation of Historic Resource

September 27, 2004 memo directed to Hunterdon County Planning Board regarding Cross-Acceptance, indicates the intersection of Springs-Mills-Little York Road and Route 519 contains historically significant structures. Expansion of the Village Center to include historic structures on Block 6, Lot 61, will result in degrading the historic residence and violate another of the Township's Master Plan Goals.

7. Loss of Scenic Resource

What is it in Current State Plan:

PA4B

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

Holland Twp;

Data Source:

Kenneth R. Grisewood, NJCLA, ASLA
672 Milford - Warren Glen Road
Milford, NJ 08848

Staff Response:

The center is within the Highlands Planning Area.
Center designations are established during the Plan Endorsement.

Quads Affected:

OSG Quad Number 55, RIEGELSVILLE PA-NJ
OSG Quad Number 56, FRENCHTOWN NJ-PA

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From:	To:

Acres:

County/NE Reason For Proposed Change:

Holland Township proposes a Center, which connects into one the three subareas of the proposed Village Center described in the 2001 Holland Township Master Plan. The Village Center encompasses Riegel Ridge and Spring Mills. The boundaries follow the limited water and sewer service areas in the Township and encompass a largely developed area. However, the Township anticipates infill development, including senior citizen and affordable housing as well as



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5501
Source:	County Report	Approved by OSG Director:	
NE #	55-C1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

nonresidential uses. Holland Township anticipates preparing a community design element for the Master Plan to address development in its proposed Center.

What is it in Current State Plan:

PA4B

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

Holland Twp;

Data Source:

Staff Response:

DUPLICAT RECORD - DELETE

Highlands Planning area

Center designations are established during the Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5503
Source:	County Report	Approved by OSG Director:	
NE #	New	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 55, RIEGELSVILLE PA-NJ

Proposed Change:

Planning Area From: PA4B To: PA4

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:**

PA4B

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

Holland Twp;

Data Source:**Staff Response:**

The site is in the Highands Planning Area and is agricultural with C1 streams and wetlands running through it, so it should remain PA4B. Further discussion about planning area changes will occur as the Plan Endorsement process for the Township.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5504
Source:	County Report	Approved by OSG Director:	
NE #	New	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 55, RIEGELSVILLE PA-NJ

Proposed Change:

Planning Area From: PA4B To: PA4

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:**

PA4B

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

Holland Twp;

Data Source:**Staff Response:**

The site is in the Highands Planning Area and is agricultural with C1 streams and wetlands running through it, so it should remain PA4B. Further discussion about planning area changes will occur as the Plan Endorsement process for the Township.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5601
Source:	County Report	Approved by OSG Director:	
NE #	56-2	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 56, FRENCHTOWN NJ-PA

Proposed Change:

Planning Area From: PA5 To: PA4B

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

In addition to the recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Milford Boro;

Data Source:**Staff Response:**

The site is in the Highlands Planning Area. Although portions of the area are agriculture, the non agricultural portions should not be separated from this polygon. Further review of the Planning Area in Milford should take place during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5703
Source:	County Report	Approved by OSG Director:	
NE #	57-5	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 57, PITTSTOWN NJ
OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA3 To: PA5

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

Amendment #5: Planning Area 3 to Planning Area 5

Reason for Change:

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

Western section is PA3
Eastern section is PA4B

What is it in Preliminary State Plan:

Western section is PA3
Eastern section is PA4B

Municipalities Affected:

Clinton town;Readington Twp;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

Thursday, August 16, 2007

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New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5703
Source:	County Report	Approved by OSG Director:	
NE #	57-5	Preliminary Staff Recommendation:	Defer to Plan Endorsement

The area is in the Highlands Planning Area and a great deal is already developed.

A small polygon is separated from the larger polygon.

The Southeast portion of the large polygon is located in Readington Township. A portion of the parcel is environmentally sensitive and is now PA5, another portion was PA4B and should continue to be PA4B. The remaining portion should remain PA3 until they come in for Plan Endorsement.

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As a result of the Staff to Staff meeting it was agreed the Township along Routes 78/22 will seek Plan Endorsement to further address mapping changes and designate Centers where appropriate.

#5703 is superceded by 5899



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: HUNTERDON COUNTY	Item No. 5707
Source: County Report	Approved by OSG Director:
NE # 57-11	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 57, PITTSTOWN NJ

Proposed Change:

Planning Area From: PA3 To: PA4

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

Amendment #11: Planning Area 3 to Planning Area 4

Reason for Change:

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Raritan Twp;

Data Source:**Staff Response:**

There is no apparent reason to change this portion of the PA3 to PA4. It would be more appropriate to discuss a planning area changes of this kind during Plan Endorsement.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: HUNTERDON COUNTY	Item No. 5799
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 57, PITTSTOWN NJ

Proposed Change:

Planning Area From: PA5 To: PA3

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:**

PA2

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Union Twp (Hunt);

Data Source:**Staff Response:**

The County's polygon requests that this area be PA3 which is what was agreed at the Staff to Staff meeting. The area is the site of the proposed Milligan Farms development and in the sewer service area. The C1, Grandin Stream will be illustrated on the State Plan Map along with CES in the northern portion of this polygon.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5809
Source:	County Report	Approved by OSG Director:	
NE #	58-C2	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From:	To:

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

Amendments #C-1 & C-2: Proposed Centers

Reason for Change:

Readington Township proposes the Villages of Three Bridges and Whitehouse Station as Centers. These villages have a mix of residential housing types as well as nonresidential uses that certainly qualify them as Centers. The Township provides for future growth opportunities in these villages. For example, the Village of Whitehouse Station has proposals for 51 senior units and 205 age-restricted single and multi-family units presently under review. At the same time, because these Centers fall within the environmentally sensitive region of PA 5, future development should be limited and contained.

Public Comment from
Flaster/Greenberg
1810 Chapel Avenue West
Cherry Hill, NJ 08002

Prepared by:
Phillips Preiss Shapiro Associates, Inc.
54 Shrewsbury Avenue
Red Bank, NJ 07701

Prepared for:
Toll Brothers, Inc.
4.2

Both of these centers would fall under the County terms "limited growth center." Outside of these developments. There are few opportunities for further growth, based on field surveys and reviews of aerial photography. Moreover, the development that is proposed does not fit the vision of mixed-use walkable centers as articulated in the State Plan.

It is difficult to see what planning purposes these center are designed to fulfill, since they are not seen as tools for moving Readington away from its current trajectory of low-density sprawl development.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	5809
Source:	County Report	Approved by OSG Director:	
NE #	58-C2	Preliminary Staff Recommendation:	Defer to Plan Endorsement

4.5

Route 202/Three Bridges area specifically is a logical area to plan for future growth of the Township and region

From a planning perspective, a strong case can be made that at the very least, lands north of Route 202 and contained within the area programmed for groundwater discharges of up to 20,000 gallons per day should be logically located with the proposed Three Bridges sewer service boundary. The inclusion of these lands, with their unique designation in the WMP, is consistent with the State Plan language stating "in order to grow, these Center [i.e. Centers without public sewers] will need to find cost-effective and appropriately scaled solutions to the provisions of wastewater treatment capacity." (p. 232)

What is it in Current State Plan:

What is it in Preliminary State Plan:

Municipalities Affected:

Readington Twp;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

Center designations are established during the Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5899
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA3 To: PA5

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

Over 50% undeveloped
Groundwater Recharge levels (A,B,C (10-23 in/yr) and Hydric Soils)
Stockton Aquifer (C aquifer recharge, 101-250 gpm)
T&E Habitat (also in developed area)
Wetlands

What is it in Current State Plan:

PA3, PA4B, PA5

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Clinton Twp;

Data Source:**Staff Response:**

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.

After the Staff to Staff they asked for this to be a PA4B
Prior to the Public Hearing they ask for this area to be a PA5.

The portion of farmland adjoining the SADC preserved farmland east of Route 31, should be PA4B, the remainder of #5899 should be PA5 and attached to the PA5 to the east.

When the township seeks Plan Endorsement, appropriate Center and/or Node boundaries will be decided along with any mapping changes.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	5901
Source:	County Report	Approved by OSG Director:	
NE #	59-3	Preliminary Staff Recommendation:	Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 59, RARITAN NJ

Proposed Change:

Planning Area

From: PA2

To: PA3

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

Amendment #3: Planning Area 2 to Planning Area 3

Reason for Change:

PA 3 designation consistent with regional desire to contain growth and establish centers, such as the one immediately west of this area.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Readington Twp;

Data Source:**Staff Response:**

The area is developed within the sewer service area. Further consideration will be made when they seek Plan Endorsement.

During the Staff to Staff meeting it was agreed that the County would change their request for the lionshare of the Route 78/22 Corridor to PA3, see #4699.

The municipalities along the Route 78/22 corridor agreed to seek Plan Endorsement to address growth and their COAH obligation by designating Centers, Nodes where appropriate. At that time further discussion of the Planning Areas will continue. In the meantime this polygon will be changed from a PA2 to a PA3.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5999
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 57, PITTSTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4B

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

Due to the forested land, agricultural context of the area and environmentally sensitive elements, this should be a PA4B.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Readington Twp;

Data Source:**Staff Response:**

At the staff to staff meeting, it was agreed that the area would no longer be PA2. The township will seek Plan Endorsement to designate Center(s) and Nodes where appropriate in the Township. This area should be connected to the PA4B to the north.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6703
Source:	County Report	Approved by OSG Director:	
NE #	67-6	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 67, STOCKTON NJ-PA

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Amendment #6: Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA5, PA4B

What is it in Preliminary State Plan:

PA5, PA4B

Municipalities Affected:

West Amwell Twp;

Data Source:**Staff Response:**

All of the changes in West Amwell will be considered during Plan Endorsement.

With GIS shape files West Amwell's Mapping requests will be discussed during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6704
Source:	County Report	Approved by OSG Director:	
NE #	67-7	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 67, STOCKTON NJ-PA

Proposed Change:

Planning Area From: PA5 To: PA5

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

Amendment #7: Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Stockton Boro;

Data Source:**Staff Response:**

The area is in the updated Open Space file as a local park. The area should remain a PA5. Any further discussion regarding planning area changes in this area should be addressed during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6705
Source:	County Report	Approved by OSG Director:	
NE #	67-8	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 67, STOCKTON NJ-PA

OSG Quad Number 76, LAMBERTVILLE PA-NJ

Proposed Change:

Planning Area

From: PA5

To: PA4B

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

Amendment #8: Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

West Amwell Twp;

Data Source:**Staff Response:**

All of the changes in West Amwell will be considered during Plan Endorsement.

With GIS shape files West Amwell's Mapping requests will be discussed during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: HUNTERDON COUNTY	Item No. 6803
Source: County Report	Approved by OSG Director:
NE # 68-3	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Amendment #3: Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

West Amwell Twp;

Data Source:**Staff Response:**

All of the changes in West Amwell will be considered during Plan Endorsement.

With GIS shape files West Amwell's Mapping requests will be discussed during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	7602
Source:	County Report	Approved by OSG Director:	
NE #	76-2	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 76, LAMBERTVILLE PA-NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Amendment #2: Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to previously recognized environmental features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

West Amwell Twp;

Data Source:**Staff Response:**

All of West Amwell's map ammendments will be addressed during Plan Endorsement.

With GIS shape files West Amwell's Mapping requests will be discussed during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	3504
Source:	County Report	Approved by OSG Director:	
NE #	35-1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 35, WASHINGTON NJ

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA5

To: PA4B

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

Amendment #1: Planning Area 5A to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Agricultural Development Area (CADB, 2003)
3. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Lebanon Twp;

Data Source:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Agricultural Development Area (CADB, 2003)
3. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

Staff Response:

Since all of these sites fall within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	3602
Source:	County Report	Approved by OSG Director:	
NE #	36-1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 36, HACKETTSTOWN NJ

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area

From: PA5

To: PA4B

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

Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Agricultural Development Area (CADB, 2003)
3. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Lebanon Twp;

Data Source:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Agricultural Development Area (CADB, 2003)
3. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

Staff Response:

Since these sites fall within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	3603
Source:	County Report	Approved by OSG Director:	
NE #	New	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 36, HACKETTSTOWN NJ

Proposed Change:

Planning Area

From: PA4B

To: Park

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Lebanon Twp;

Data Source:**Staff Response:**

Since these sites fall within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4407
Source:	County Report	Approved by OSG Director:	
NE #	44-1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 44, EASTON NJ-PA
OSG Quad Number 45, BLOOMSBURY NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Planning Area 5 to Planning Area 4B

Reason for Change:

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Holland Twp;

Data Source:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

Staff Response:

Since this site falls within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4505
Source:	County Report	Approved by OSG Director:	
NE #	45-1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 45, BLOOMSBURY NJ

Proposed Change:

Planning Area

From: PA4B

To: Park

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

Planning Area 4B to Park

Reason for Change:

1. Incorporation of land into the Musconetcong Preserve.

What is it in Current State Plan:

Park

What is it in Preliminary State Plan:

Local Park Greenacres

Municipalities Affected:

Holland Twp;

Data Source:**Staff Response:**

Since both parcels fall within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4506
Source:	County Report	Approved by OSG Director:	
NE #	New	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 45, BLOOMSBURY NJ

Proposed Change:

Planning Area

From: PA5

To: Park

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Holland Twp;

Data Source:**Staff Response:**

Since these parcels fall within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4601
Source:	County Report	Approved by OSG Director:	
NE #	46-2	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including::

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Hampton Boro;

Data Source:**Staff Response:**

Since this parcel falls within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4602
Source:	County Report	Approved by OSG Director:	
NE #	46-3	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area

From: PA5

To: PA4B

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

Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

;Glen Gardner Boro;Lebanon Twp;

Data Source:**Staff Response:**

Since this parcel falls within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.

A small portion (to the south is not part of the Highlands Preservation Area)

A sliver of the polygon is in Glen Gardner Borough is this correct?

The remaining portion is too small to change the Planning Area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4603
Source:	County Report	Approved by OSG Director:	
NE #	46-4	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 46, HIGH BRIDGE NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Planning Area 5 to Planning Area 4B

Reason for Change:

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5, CES

What is it in Preliminary State Plan:

PA5, CES

Municipalities Affected:

Lebanon Twp;

Data Source:**Staff Response:**

Since this parcel falls within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4701
Source:	County Report	Approved by OSG Director:	
NE #	47-1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Lebanon Twp;

Data Source:**Staff Response:**

THIS HAS BEEN MERGED WITH 3602

Since this parcel falls within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4702
Source:	County Report	Approved by OSG Director:	
NE #	47-3	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 47, CALIFON NJ
OSG Quad Number 48, GLADSTONE NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Tewksbury Twp;

Data Source:**Staff Response:**

Since this parcel falls within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4703
Source:	County Report	Approved by OSG Director:	
NE #	47-5	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

Presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5, CES

Municipalities Affected:

Lebanon Twp;

Data Source:**Staff Response:**

Since this parcel falls within the Highlands Preservation Area, the State Planning Commission does not have jurisdiction over the Planning Area determination.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4705
Source:	County Report	Approved by OSG Director:	
NE #	47-9	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA2 To: PA4B

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

Presence of rural and environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
3. Wetlands (NJDEP, 1986)
4. Linear Wetlands (NJDEP, 1986)
5. Slopes > 20% (NJDEP 10M DEM, 2001)
6. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
7. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Tewksbury Twp;

Data Source:

They disagree. Feel it should remain PA2
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PP
40 Brunswick Woods Drive
East Brunswick, NJ 08816
Tavit O. Najarian, Sc. D., President

Staff Response:

The site falls within the Highland Planning Area. The portion that was PA 2 will now be PA5 due to Wetlands, C1 Buffer and T& E Habitat. The portion that was PA5 will continue to be PA5 and



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4705
Source:	County Report	Approved by OSG Director:	
NE #	47-9	Preliminary Staff Recommendation:	Disagreement

the portion that was Parkland will continue to be Parkland. The C1 stream will appear on the map.

--

In discussions with Tewksbury, because of their Dissenting Cross-Acceptance report, they were encouraged to seek Plan Endorsement to designate Centers and address their COAH sites.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4707
Source:	County Report	Approved by OSG Director:	
NE #	47-CES1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 47, CALIFON NJ
OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

CES Add

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

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

According to the State Plan, Critical Environmental Sites (CES) need not be mapped in Planning Areas considered environmentally sensitive (PA 4B and PA 5).

"The primary reason for this is that the designation of a CES, and the additional environmental policies associated with it, in a Planning Area that is already considered to be environmentally sensitive by definition is redundant." (p. 41, Preliminary Plan, April 28, 2004).

Consequently, Hunterdon County need only delineate CES' in Planning Area 3. However, it also seems appropriate to delineate CES' in centers within environmentally sensitive Planning Areas. Thus, Readington Township identified CES' in the Village of Whitehouse Station, located in PA 5.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Tewksbury Twp;

Data Source:

They disagree. Feel it should remain PA2
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies

Thursday, August 16, 2007



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4707
Source:	County Report	Approved by OSG Director:	
NE #	47-CES1	Preliminary Staff Recommendation:	Disagreement

Report by THP, Inc.
Art Bernard, PP
40 Brunswick Woods Drive
East Brunswick, NJ 08816
Tavit O. Najarian, Sc. D., President

Staff Response:

The area proposed to be a CES was formerly a PA2 and is now a PA5, so a CES is not necessary.

--

In discussions with Tewksbury, because of their Dissenting Cross-Acceptance report, they were encouraged to seek Plan Endorsement to designate Centers and address their COAH sites.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	4708
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 47, CALIFON NJ

Proposed Change:

Planning Area From: PA4B To: PA4

Acres:**County/NE Reason For Proposed Change:****What is it in Current State Plan:****What is it in Preliminary State Plan:****Municipalities Affected:**

Tewksbury Twp;

Data Source:**Staff Response:**

Most of the parcel is within the Highlands Preservation Area, but not all. A small portion in the northeastern portion of the polygon is in the Planning Area and is PA 4B. There is no apparent reason to change this from a PA4B to a PA4. The State Planning Commission does not have jurisdiction over the portion of the area that is in the Preservation Area Since.

--

In discussions with Tewksbury, because of their Dissenting Cross-Acceptance report, they were encouraged to seek Plan Endorsement to designate Centers and address their COAH sites.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4801
Source:	County Report	Approved by OSG Director:	
NE #	48-2	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 48, GLADSTONE NJ

Proposed Change:

Planning Area

From: PA5

To: PA4

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

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Agricultural Development Area (CADB, 2003)
3. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Tewksbury Twp;

Data Source:**Staff Response:**

Most of the parcel is within the Highlands Planning Area with a portion in the Preservation Area. The area is PA5 and PA4B and there is no apparent reason to change either area to PA4.

Due to the revised Preliminary State Plan Map, the farms south of Lamington Road should be attached to the adjoining PA4B.

The State Planning Commission does not have jurisdiction over the portion that that is in the Preservation Area.

--

In discussions with Tewksbury, because of their Dissenting Cross-Acceptance report, they were encouraged to seek Plan Endorsement to designate Centers and address their COAH sites.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	4802
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 48, GLADSTONE NJ

Proposed Change:

Planning Area From: PA5 To: PA4B

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

In addition to recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
2. Agricultural Development Area (CADB, 2003)
3. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Tewksbury Twp;

Data Source:**Staff Response:**

The site has several environmental constraints, is within the Highlands Planning Area and next to priority agricultural sites. It should remain a PA5.

--

In discussions with Tewksbury, because of their Dissenting Cross-Acceptance report, they were encouraged to seek Plan Endorsement to designate Centers and address their COAH sites.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5602
Source:	County Report	Approved by OSG Director:	
NE #	56-3	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 56, FRENCHTOWN NJ-PA

Proposed Change:

Planning Area From: PA5 To: PA4B

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

In addition to the recognized environmentally sensitive features, the presence of rural features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Frenchtown Boro;

Data Source:**Staff Response:**

The site is in the Highands Planning Area and is developed with less than 25% agricultural remaining with C1 streams and prsites running through it, it should remain a PA5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5604
Source:	County Report	Approved by OSG Director:	
NE #	56-1	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 56, FRENCHTOWN NJ-PA
OSG Quad Number 57, PITTSTOWN NJ
OSG Quad Number 66, LUMBERVILLE PA-NJ
OSG Quad Number 67, STOCKTON NJ-PA

Proposed Change:

Planning Area From: PA4B To: PA4

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

1. Threat of increased environmental regulation and thus agricultural viability of the farming community associated with an environmental designation.
2. Concern that a State Plan designation other than PA4 may lead to a lower ranking for farmland preservation funding in the future.

What is it in Current State Plan:

PA4B

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

Kingwood Twp;

Data Source:**Staff Response:**

The area is in the Highlands Planning Area and is agricultural with C1 Streams, prairie and wetlands, so it should remain PA4B.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5802
Source:	County Report	Approved by OSG Director:	
NE #	58-10	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

OSG Quad Number 59, RARITAN NJ

Proposed Change:

Planning Area

From: PA3

To: PA4B

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

Amendment #10: Planning Area 3 to Planning Area 4B

Reason for Change:

Presence of rural and environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Prime Agricultural Soils and Soils of Statewide Importance (NRCS, 1999)
2. Undeveloped Wooded Tracts (New Jersey Division of Fish and Wildlife, 2004)
3. Agricultural Development Area (CADB, 2003)
4. Wetlands (NJDEP, 1986)
5. Linear Wetlands (NJDEP, 1986)
6. Slopes > 20% (NJDEP 10M DEM, 2001)
7. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
8. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA3, Small portion in PA2

What is it in Preliminary State Plan:

PA3, Small portion in PA2

Municipalities Affected:

Readington Twp;

Data Source:

They disagree. Feel it has development potential

Paul H. Schneider

Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies

Report by THP, Inc.

Art Bernard, PPTavit O. Najarian, Sc. D., President



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5802
Source:	County Report	Approved by OSG Director:	
NE #	58-10	Preliminary Staff Recommendation:	Disagreement

Staff Response:

OSG's original response: Due the predominant agricultural landscape and wetlands, the area should be changed to PA4B.

OSG's correction - this is a Disagreement with the County's request, due to mapping criteria and character of the area. There is no PA4B to attach this to. The adjacent areas are PA4, PA2 and PA3. Most of the polygon will be changed to PA4 instead of PA3 south of Pulaski. The area will be PA4 south of the Pulaski Road. The portion south of County Highway 620 will be PA5. North of Polaski road will remain PA3.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5805
Source:	County Report	Approved by OSG Director:	
NE #	58-15	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA4B To: PA5

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

Amendment #15: Planning Area 4B to Planning Area 5

Reason for Change:

Municipal focus on environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)
5. Watersheds of Category One Waters, Trout Production and/or Trout Maintenance Streams (NJDEP DEPHUC-14, 2000)(NJDEP Surface Water Quality, 2003)

What is it in Current State Plan:

PA4B

What is it in Preliminary State Plan:

In addition to PA4B

shows 2 small GreenAcre Parks

Municipalities Affected:

Readington Twp;

Data Source:

They disagree. Feel it has development potential
Paul H. Schneider
Giordano, Halleran & Ciesla

Represent K. Hovnanian Companies
Report by THP, Inc.
Art Bernard, PPTavit O. Najarian, Sc. D., President

Staff Response:

The southeastern part of the polygon which overlaps with the proposed center is predominantly



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County: HUNTERDON COUNTY	Item No. 5805	
Source: County Report	Approved by OSG Director:	
NE # 58-15	Preliminary Staff Recommendation: Disagreement	

developed and has few environmental constraints. It should remain a PA3.

The portion that is currently a PA4B has environmental constraints, but is agricultural. It should remain PA4B.

When petitioning for Plan Endorsement, both can be more appropriately addressed.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5808
Source:	County Report	Approved by OSG Director:	
NE #	58-19	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

Planning Area From: PA5 To: PA3

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

Amendment #19: Planning Area 5 to Planning Area 3

Falls within a public water service area:

1. Water Service Area (Hunterdon County Division of GIS, 2004)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Raritan Twp;

Data Source:**Staff Response:**

Although the area is within the sewer service area, it remains undeveloped and is completely covered by wetlands.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	5902
Source:	County Report	Approved by OSG Director:	
NE #	59-5	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 59, RARITAN NJ

Proposed Change:

Planning Area

From: PA3

To: PA5

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

Amendment #5: Planning Area 3 to Planning Area 5

Reason for Change:

Presence of environmentally sensitive features as defined by the New Jersey State Development and Redevelopment Plan including:

1. Wetlands (NJDEP, 1986)
2. Linear Wetlands (NJDEP, 1986)
3. Slopes > 20% (NJDEP 10M DEM, 2001)
4. Endangered Species Habitat (New Jersey Division of Fish and Wildlife, 2004)

What is it in Current State Plan:

PA3

What is it in Preliminary State Plan:

PA3

Municipalities Affected:

Readington Twp;

Data Source:**Staff Response:**

Changing this to PA5 would isolate the PA3 to the north of the area. The CES adequately illustrates the wetland constraints.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	6706
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 67, STOCKTON NJ-PA

OSG Quad Number 66, LUMBERVILLE PA-NJ

Proposed Change:

Planning Area

From: PA4B

To: PA4

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

1. Threat of increased environmental regulation and thus agricultural viability of the farming community associated with an environmental designation.
2. Concern that a State Plan designation other than "PA4" may lead to a lower ranking for farmland preservation funding in the future.

What is it in Current State Plan:

PA4B

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

Delaware Twp;

Data Source:**Staff Response:**

Due to environmental elements, the area should remain PA4B.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5810
Source:	County Report	Approved by OSG Director:	
NE #	58-H1	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

OSG Quad Number 47, CALIFON NJ

OSG Quad Number 59, RARITAN NJ

Proposed Change:

HCS

Add

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

Addition of State and National Register Historic Districts

H-1. Whitehouse Station

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

Whitehouse Station

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	HUNTERDON COUNTY	Item No.	5812
Source:	County Report	Approved by OSG Director:	
NE #	58-H3	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 58, FLEMINGTON NJ

Proposed Change:

HCS

Add

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

Addition of State and National Register Historic Districts

H-3. Three Bridges

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

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	HUNTERDON COUNTY	Item No.	6810
Source:	County Report	Approved by OSG Director:	
NE #	68-10	Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 68, HOPEWELL NJ

Proposed Change:

HCS

Add

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

Snydertown - H-7

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

East Amwell Twp;

Data Source:**Staff Response:**

According to the PDC, the State Plan Policy Map will reflect only the historic districts officially listed on the New Jersey and National Registers of Historic Places; historic districts that a County can demonstrate qualifies for and will be submitted for listing on the New Jersey or National Registers of Historic Places; or the historic districts designated in a local zoning ordinance or identified in the historic preservation plan element of the local master plan pursuant to the Municipal Land Use Law. The County must provide proof.