



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7206
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

OSG Quad Number 81, FREEHOLD NJ

Proposed Change:

Planning Area

From: PA5

To: PA1

Acres: 361

County/NE Reason For Proposed Change:

Request change of large area of town to PA-1.

What is it in Current State Plan:

PA1, PA2, PA5

What is it in Preliminary State Plan:

PA1, PA5

Municipalities Affected:

Old Bridge Twp.

Data Source:

n/a

Staff Response:

Balancing environmental constraints and future plans, the portion that was PA1, PA2 and PA5 should remain as they were in the 2001 State Plan. CES will be indicated where appropriate.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7210
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

Planning Area From: PA5 To: PA1

Acres: 153

County/NE Reason For Proposed Change:

County seeks to revert back to the 2001 map.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1, Park, CES

Municipalities Affected:

Sayreville Boro;

Data Source:

unspecified.

Staff Response:

Due to the wetlands and proximity to the lake this area should continue to be PA1 but with CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	8004
Source:	County Report	Approved by OSG Director:	
NE #	B-6	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 80, JAMESBURG NJ

Proposed Change:

Planning Area From: PA5 To: PA2

CES Delete

Acres: 1,508

County/NE Reason For Proposed Change:

Interest in facilitating suburban-style future development.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA-5

Municipalities Affected:

Monroe twp.

Data Source:

Unspecified.

Staff Response:

The area along Route 33 is developing and within the sewer service area. The planning area should revert back to PA2. The Township should consider center based development to prevent sprawl.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67006
Source:	County Report	Approved by OSG Director:	
NE #	B-7	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 80, JAMESBURG NJ

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

The county would like to make OSG aware of certain ground-proofing issues associated with several proposed CES overlays and PA-5 areas in the portion of Monroe that abuts Helmetta.

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

Monroe Twp (Midd);

Data Source:**Staff Response:**

There are buildings built on some of these CESs, but not 100%. Where appropriate the CES will be eliminated.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67007
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 81, FREEHOLD NJ

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

Planning Area

From: PA5

To: PA2

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

There is existing development, pending development plans and the location of a statutory redevelopment area and plan for the area generally bound by Routes 9, 18 and County Route 520 (Crossroads Redevelopment Plan).

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2, PA5, Park

Municipalities Affected:

Old Bridge Twp.

Data Source:

Old Bridge Township

Staff Response:

The area has significant development and many plans in the works. It is in the sewer service area. It should revert back to PA2 with CES where appropriate.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67008
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 81, FREEHOLD NJ

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

Planning Area

From: PA5

To: PA2

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

This is the site of the Crossroads Redevelopment Plan along Route 643 and with in the sewer service area.

What is it in Current State Plan:

PA2, Park

What is it in Preliminary State Plan:

PA2, PA5, Park

Municipalities Affected:

Old Bridge Twp.

Data Source:

Old Bridge Township

Staff Response:

The area along route 9 has significant development and many plans in the works. It is in the sewer service area. A portion of the site is County Park land and should not change Planning Area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	100080
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

Planning Area From: PA1 To: PA5

CES Add

Acres: 605

County/NE Reason For Proposed Change:

The county seeks to revert back to 2001 State Plan Map and eliminate new CES. A major road bypass alignment is planned in consultation with DOT.

What is it in Current State Plan:

PA1, Park

What is it in Preliminary State Plan:

PA1, PA5, Park

Municipalities Affected:

South River Borough Sayreville Boro;

Data Source:

County & sayreville

Staff Response:

The county agrees east of Jernee Mill Pond Road to eliminate PA5 and revert to PA1 and eliminate CES.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7202
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

OSG Quad Number 62, PERTH AMBOY NJ-NY

Proposed Change:

Planning Area From: PA1 To: PA5

CES Delete

Acres: 207

County/NE Reason For Proposed Change:

The municipality adopted a redevelopment district and based on current development, the Planning Area should revert to 2001 Plan with CES.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Sayreville Borough

Data Source:

state plan policy map legend

Staff Response:

The subject area contains the former National Lead site, a significant brownfield site. Due to municipal redevelopment plans the area should remain PA1.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7212
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

OSG Quad Number 62, PERTH AMBOY NJ-NY

Proposed Change:

Planning Area From: PA5 To: PA1

CES Add

Acres: 741

County/NE Reason For Proposed Change:

Due to heavy industrial use, the area, should revert back to 2001 map.

What is it in Current State Plan:

PA1, PA5, Park

What is it in Preliminary State Plan:

PA5, Park

Municipalities Affected:

Edison Twp; Woodbridge Twp;

Data Source:

unspecified.

Staff Response:

The area should revert back to 2001 map. CES will be added where appropriate.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7213
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

Planning Area

From: Park

To: Park

Acres: 950

County/NE Reason For Proposed Change:

County requests recognition of preserved open space.

What is it in Current State Plan:

Parkland.

What is it in Preliminary State Plan:

Parkland.

Municipalities Affected:

Old Bridge twp.

Data Source:

unspecified.

Staff Response:

The Preliminary State Plan illustrates the subject area as Protected Open Space, as requested herein. CES will be eliminated.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7902
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area From: PA5 To: PA2

Acres: 132

County/NE Reason For Proposed Change:

Proposes to join two areas with adjacent existing area PA2.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2, PA5

Municipalities Affected:

South Brunswick Township;

Data Source:

Unspecified.

Staff Response:

In consideration of existing development within the subject area, the proposed change is appropriate and is agreed to.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7906
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

Acres: 46

County/NE Reason For Proposed Change:

Request appears to recommend change designation of land within a designated village center to a PA-4.

What is it in Current State Plan:

PA-4

What is it in Preliminary State Plan:

PA-2

Municipalities Affected:

Cranbury Twp.

Data Source:

Unspecified.

Staff Response:

It is okay to revert back to PA4, since the area is essentially farmland within the center.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7907
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area From: PA2 To: PA4

Acres: 111

County/NE Reason For Proposed Change:

Request appears to recommend changing a PA-2 designation to PA-4 designation.

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA-2

Municipalities Affected:

Cranbury Twp.

Data Source:

Unspecified.

Staff Response:

It is okay to revert back to PA4, since the area is essentially farmland within the center.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7908
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA2

To: PA2

Acres: 100

County/NE Reason For Proposed Change:

Interest in facilitating additional development adjacent to and nearby Penn Central Railroad Tracks without causing adverse impact to surrounding water bodies.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

Plainsboro Township.

Data Source:

Unspecified.

Staff Response:

Agree (Area already proposed for PA2 in Preliminary Plan). The State Planning Commission recently considered mapping changes during Initial Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: MIDDLESEX COUNTY	Item No. 8005
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Agreement

Quads Affected:

OSG Quad Number 80, JAMESBURG NJ

Proposed Change:

Planning Area From: PA2 To: Park

Acres: 157

County/NE Reason For Proposed Change:

Request seeks to have State Plan Map recognize subject lands as existing public park land.

What is it in Current State Plan:

PA-2 w/some CES coverage.

What is it in Preliminary State Plan:

PA-2 w/some CES coverage.

Municipalities Affected:

Monroe Twp.

Data Source:

Unspecified.

Staff Response:

Map will be updated to reflect inventory of public park land.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67000
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 61, PLAINFIELD NJ
OSG Quad Number 62, PERTH AMBOY NJ-NY

Proposed Change:

CES Delete

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

Remove CES over built property.

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

Various

Data Source:**Staff Response:**

Remove the CES over built property.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67001
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 62, PERTH AMBOY NJ-NY

OSG Quad Number 61, PLAINFIELD NJ

Proposed Change:

CES

Delete

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

Small CESes or CES within or adjacent to parks should be eliminated.

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

Various

Data Source:**Staff Response:**

Mapping convention agrees with this request.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67002
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 61, PLAINFIELD NJ

Proposed Change:

Planning Area From: PA5 To: PA1

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

A contaminated site is being cleaned up. Revert back to 2001 map for this area.

What is it in Current State Plan:

PA1, PA5

What is it in Preliminary State Plan:

PA1, PA5

Municipalities Affected:

Metuchen Boro;

Data Source:**Staff Response:**

Due to clean up the map should revert back to 2001 map. The area will be PA5 and PA1



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67003
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 70, MONMOUTH JUNCTION NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

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

The area has existing residential development, is within the sewer service area and is the site of the proposed Metroplex Office and Research Park as well as 795 units of mixed use development. Changing the area to PA5 ignores years of planning

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

South Brunswick Twp;

Data Source:**Staff Response:**

Due to long time plans from the municipality, the area should remain PA2. The area can be examined more thoroughly during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67004
Source:	County Report	Approved by OSG Director:	
NE #	C-2	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 70, MONMOUTH JUNCTION NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

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

As a fact-based correction, the SPPM should be revised to reflect the section of Route 522 that has been constructed to date.

The area is situated at route 522 and 130 close to the NJ Turnpike. Changing the area to PA5 ignores plans to widen 522 and that the area is in the sewer service area.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA2

Municipalities Affected:

South Brunswick Twp;

Data Source:**Staff Response:**

Due to long time plans from the municipality and county, the area should remain PA2 with CES where appropriate. The area can be examined more thoroughly during Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67005
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 71, NEW BRUNSWICK NJ

Proposed Change:

Planning Area From: PA5 To: PA1

CES Delete

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

A small portion of the Snuff Mill Redevelopment Area was changed to PA 5. Most of the area is developed.

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

Due to the context of the area, it should revert back to PA 1



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	67009
Source:	County Report	Approved by OSG Director:	
NE #	B-8 + others	Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 71, NEW BRUNSWICK NJ
OSG Quad Number 72, SOUTH AMBOY NJ-NY

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

This is public open space that should be added to the map

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

Helmetta Boro; Milltown Boro; Old Bridge Twp; Sayreville Boro; Perth Amboy City; Metuchen Boro;

Data Source:**Staff Response:**

The map will be reflected as open space



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	1000083
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

<i>Center Modification</i>	Add	Designated
	From: None/No Center	To: Existing Village
<i>HCS</i>	Add	

Acres: 114

County/NE Reason For Proposed Change:

East Brunswick Twp. requests recognition of 'Historic Old Bridge' Village Center designated by SPC in May 2004.

What is it in Current State Plan:

PA-1

What is it in Preliminary State Plan:

PA-1

Municipalities Affected:

East Brunswick Township

Data Source:

May 2004 center designation action by SPC.

Staff Response:

Historic Old Bridge became a designated center in May 2004, subsequent to the issuance of the preliminary State Plan. The center designation is depicted on the current State Plan Policy Map.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: MIDDLESEX COUNTY	Item No. 6301
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Defer to Plan Endorsement

Quads Affected:

OSG Quad Number 63, ARTHUR KILL NY-NJ
OSG Quad Number 62, PERTH AMBOY NJ-NY

Proposed Change:

Planning Area From: None/No PA To: None/No PA

CES Delete

Acres: 337

County/NE Reason For Proposed Change:

The heavy industrial should not have a CES overlay

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1, Park

Municipalities Affected:

Carteret Borough

Data Source:**Staff Response:**

The new CES should be removed. When the Borough seeks Plan Endorsement, they should designate the area an Industrial Node.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7903
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

OSG Quad Number 70, MONMOUTH JUNCTION NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres: 121

County/NE Reason For Proposed Change:

Change will allow for expedited environmental permits.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA-5

Municipalities Affected:

South Brunswick Township

Data Source:

Unspecified.

Staff Response:

The area in question contains substantial environmental constraints. This area, its natural features and its planning area designation should be addressed in more detail during plan endorsement proceedings.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	6103
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 61, PLAINFIELD NJ

Proposed Change:

Planning Area From: Park To: Other

CES Add

Acres: 57

County/NE Reason For Proposed Change:

County proposes CE/HS within Public Park.

What is it in Current State Plan:

Park

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Edison twp.

Data Source:

not specified.

Staff Response:

CESs are not overlaid over parks.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	6202
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 62, PERTH AMBOY NJ-NY

OSG Quad Number 63, ARTHUR KILL NY-NJ

Proposed Change:

Planning Area

From: PA1

To: PA5

Acres: 484

County/NE Reason For Proposed Change:

Baykeeper proposes changes from PA1 to unsewered PA 5/CES.

What is it in Current State Plan:

PA-1

What is it in Preliminary State Plan:

PA 1 with CES overlay

Municipalities Affected:

Woodbridge twp.; Carteret Borough

Data Source:

not specified.

Staff Response:

Proposed land area is less than 1 square mile and, thus, is not eligible for its own planning area designation. The Preliminary Policy Map already reflects a CES and provides policy direction to the county, municipality and the public to protect and enhance the critical resources located in the largely developed area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7001
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 70, MONMOUTH JUNCTION NJ

OSG Quad Number 71, NEW BRUNSWICK NJ

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres: 396

County/NE Reason For Proposed Change:

County requests change from PA5 to PA2.

What is it in Current State Plan:

PA-2

What is it in Preliminary State Plan:

PA-5

Municipalities Affected:

South Brunswick Township

Data Source:

Local wastewater management districts data.

Staff Response:

Proposed Planning Area designation adequately reflects the characteristics of this region. Existing Pigeon Swamp natural area is a vital natural system, host to threatened & endangered species.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7002
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 70, MONMOUTH JUNCTION NJ

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: Other

To: Other

Acres: 75

County/NE Reason For Proposed Change:

Seeks planning designation for preserved farms.

What is it in Current State Plan:

PA2, PA-5

What is it in Preliminary State Plan:

PA-5

Municipalities Affected:

South Brunswick Twp.

Data Source:

not specified.

Staff Response:

Creating a new Planning Area for preserved farmland is a proposed Statewide Issue. Until the State Planning Commission determines whether or not a new Planning Area is created, we cannot recommend changing the planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7104
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 71, NEW BRUNSWICK NJ

Proposed Change:

Planning Area From: PA1 To: PA2

Acres: 47

County/NE Reason For Proposed Change:

Seeks planning designation change from PA1 to PA2.

What is it in Current State Plan:

PA-2

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

South Brunswick Twp;

Data Source:

Not specified.

Staff Response:

Due to the existence of Wetlands, NH Priority Sites and T & E Habit, this area is being changed to a PA 5.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7105
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 71, NEW BRUNSWICK NJ

Proposed Change:

Planning Area From: PA5 To: Other

Acres: 35

County/NE Reason For Proposed Change:

Seeks planning designation for preserved farms.

What is it in Current State Plan:

PA-5

What is it in Preliminary State Plan:

PA-5

Municipalities Affected:

South Brunswick Twp;

Data Source:**Staff Response:**

Creating a new Planning Area for preserved farmland is a proposed Statewide Issue. Until the State Planning Commission determines whether or not a new Planning Area is created, we cannot recommend changing the planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7106
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 71, NEW BRUNSWICK NJ

Proposed Change:

Planning Area

From: PA1

To: Other

Acres: 12

County/NE Reason For Proposed Change:

Seeks planning designation for preserved farms.

What is it in Current State Plan:

PA2

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

south Brunswick twp.

Data Source:

not specified.

Staff Response:

Creating a new Planning Area for preserved farmland is a proposed Statewide Issue. Until the State Planning Commission determines whether or not a new Planning Area is created, we cannot recommend changing the planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7207
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

Planning Area

From: PA5

To: PA2

Acres: 128

County/NE Reason For Proposed Change:

County seeks Plan Map alteration from PA-5 to PA-2.

What is it in Current State Plan:

PA2, PA-5

What is it in Preliminary State Plan:

PA-5

Municipalities Affected:

Old Bridge Township

Data Source:**Staff Response:**

The area in question contains a significant portion of recognized environmental constraints.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7214
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 72, SOUTH AMBOY NJ-NY

Proposed Change:

Planning Area

From: PA5

To: Other

Acres: 13

County/NE Reason For Proposed Change:

Seeks planning designation for small preserved farm.

What is it in Current State Plan:

PA-1, PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Old Bridge twp.

Data Source:

unspecified.

Staff Response:

Creating a new Planning Area for preserved farmland is a proposed Statewide Issue. Until the State Planning Commission determines whether or not a new Planning Area is created, we cannot recommend changing the planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7801
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 78, PRINCETON NJ
OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area From: PA2 To: Other

CES Add

Acres: 129

County/NE Reason For Proposed Change:

Canal coalition requests CES along canal at western border of Plainsboro

What is it in Current State Plan:

PA-2, Park

What is it in Preliminary State Plan:

PA-2, Park

Municipalities Affected:

Plainsboro Twp;

Data Source:

unspecified.

Staff Response:

The State Planning Commission recently considered mapping changes during Initial Plan Endorsement and no additional CESs are warranted at this time.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7901
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Acres: 3,206

County/NE Reason For Proposed Change:

Illustrate preserved farms/create new "preserved farms" planning designation.

What is it in Current State Plan:

PA-4

What is it in Preliminary State Plan:

PA-4, PA4B

Municipalities Affected:

Cranbury Township, Plainsboro Twp;South Brunswick Twp;

Data Source:

local data

Staff Response:

Creating a new Planning Area for preserved farmland is a proposed Statewide Issue. Until the State Planning Commission determines whether or not a new Planning Area is created, we cannot recommend changing the planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7909
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 79, HIGHTSTOWN NJ

Proposed Change:

Planning Area

From: PA4B

To: Other

Acres: 51

County/NE Reason For Proposed Change:

Preserved Farmland.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA4B

Municipalities Affected:

South Brunswick Twp;

Data Source:

Unspecified.

Staff Response:

Creating a new Planning Area for preserved farmland is a proposed Statewide Issue. Until the State Planning Commission determines whether or not a new Planning Area is created, we cannot recommend changing the planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	8001
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 80, JAMESBURG NJ

Proposed Change:

Planning Area

From: Park

To: PA5

Acres: 145

County/NE Reason For Proposed Change:

Seeks distinct planning area designation for 'unsewered' PA-5.

What is it in Current State Plan:

Park

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Monroe Township

Data Source:

Unspecified.

Staff Response:

State data indicates that subject area is a dedicated public park.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	8002
Source:	Other	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 80, JAMESBURG NJ

Proposed Change:

Planning Area From: PA4 To: Other

Acres: 795

County/NE Reason For Proposed Change:

Request seeks distinct planning area for 'preserved farms.'

What is it in Current State Plan:

PA2, PA4, PA4B

What is it in Preliminary State Plan:

PA4, PA4B, PA5

Municipalities Affected:

Monroe Township Manalapan Twp;

Data Source:

local farm database.

Staff Response:

Creating a new Planning Area for preserved farmland is a proposed Statewide Issue. Until the State Planning Commission determines whether or not a new Planning Area is created, we cannot recommend changing the planning area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	110011
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 62, PERTH AMBOY NJ-NY

Proposed Change:

Planning Area From: PA1 To: PA1

CES Modify

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

Remove CES added to the 2006 Preliminary Map.

What is it in Current State Plan:

PA1 with CES overlay

What is it in Preliminary State Plan:

PA1 with CES overlay

Municipalities Affected:

Edison twp.

Data Source:

DEP I-Map

Staff Response:

There is significant wetlands that appeared on the 2001 map. New CES was added due to Wetlands & TE as part of the environmental update. The undisturbed portion should be shown with CES.



New Jersey State Planning Commission

Negotiations Worksheet

Map Amendments

County:	MIDDLESEX COUNTY	Item No.	6206
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 62, PERTH AMBOY NJ-NY

Proposed Change:

<i>Planning Area</i>	From: None/No PA	To: None/No PA
<i>CES</i>	Add	
<i>HCS</i>	Add	

Acres: 41

County/NE Reason For Proposed Change:

Propose CE/HS overlay for State Home for Disabled Veterans.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1 with CES overlay

Municipalities Affected:

Edison Twp.

Data Source:

Not specified.

Staff Response:

The State Plan Policy map will be revised to include those historic districts that have received recognition on Federal or State Registers of Historic Places provided the County or Municipality supply OSG with proof of the designation.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	MIDDLESEX COUNTY	Item No.	7103
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Pending

Quads Affected:

OSG Quad Number 71, NEW BRUNSWICK NJ

Proposed Change:

HCS

Add

Acres: 82

County/NE Reason For Proposed Change:

Designate "Ford Redevelopment Site" as HCS.

What is it in Current State Plan:

PA1

What is it in Preliminary State Plan:

PA1

Municipalities Affected:

Milltown Boro;

Data Source:

local data

Staff Response:

The State Plan Policy map will be revised to include those historic districts that have received recognition on Federal or State Registers of Historic Places provided the County or Municipality supply OSG with proof of the designation.