



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 8, HAMBURG NJ

Proposed Change:

Planning Area From: PA4B To: PA4

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

No reason given

What is it in Current State Plan:

PA4B and PA5

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

The Area of PA5 extending to the north from the south western portion of the map should be connected to the northern PA5 and should include the Forest, Ridge, and Developed Lands. All other areas should be changed to PA4.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA5 To: PA4

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

No reason given

What is it in Current State Plan:

PA5 Environmentally Sensitive

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

The negotiating entity did not provide justification for the proposed change. The characteristics of the area are suited to the current designation. Furthermore, the area in question is the Highlands Preservation Area, which is out of the jurisdiction of the SDRP.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA5 To: PA4

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

No reason given

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

The negotiating entity did not provide justification for the proposed change. The characteristics of the area are suited to the current designation. Furthermore, the area in question is the Highlands Preservation Area, which is out of the jurisdiction of the SDRP.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SUSSEX COUNTY	Item No.	8
Source:	County Report	Approved by OSG Director:	
NE #	8	Preliminary Staff Recommendation:	Agree Conditional / Mod

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area

From: PA4

To: PA4B

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

No reason given

What is it in Current State Plan:

4 Rural

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Franklin Boro;

Data Source:

N.A.

Staff Response:

The northern portion should be changed to PA4B and the southern portion should be PA5 in keeping with the environmentally sensitive characteristics of the area.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 8, HAMBURG NJ

Proposed Change:

Planning Area From: PA4 To: PA5

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

No reason given

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Franklin Boro;

Data Source:

N.A.

Staff Response:

The characteristics of the area are consistent with a PA5 designation.
The revision should include the wooded area around the adjacent agricultural field.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA5 To: Park

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

Unmapped Park

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Franklin Boro;

Data Source:

N.A.

Staff Response:

This is a confirmed park.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA5 To: Park

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

Unmapped park

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

PA5

Municipalities Affected:

Franklin Boro;

Data Source:

N.A.

Staff Response:

This is a confirmed park.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area

From: PA5

To: Park

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

No information available. May be trying to tell us that the newly mapped park is not there.

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

Park

Municipalities Affected:

Franklin Boro;

Data Source:

N.A.

Staff Response:

This is a confirmed park.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA4 To: Park

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

Unmapped park

What is it in Current State Plan:

PA4

What is it in Preliminary State Plan:

PA4

Municipalities Affected:

Franklin Boro;

Data Source:

N.A.

Staff Response:

This is a confirmed park.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 8, HAMBURG NJ
OSG Quad Number 9, WAWAYANDA NJ-NY

Proposed Change:

Center Modification Add
From: None/No Center To: Other

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

'Job Center' - New type?

What is it in Current State Plan:

PA5 & PA4B

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

More Appropriate for PE

Center designation and Node proposals should be addressed through Plan Endorsement and reviewed in the Strategic Growth Plan.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SUSSEX COUNTY	Item No.	15
Source:	County Report	Approved by OSG Director:	
NE #	15	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 8, HAMBURG NJ

Proposed Change:

Center Modification

Add

Proposed

From: Other

To: Planned Town

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

No reason given

What is it in Current State Plan:

Pa5 & PA4b

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

More Appropriate for PE

Center designation proposals should be addressed through Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SUSSEX COUNTY	Item No.	16
Source:	County Report	Approved by OSG Director:	
NE #	16	Preliminary Staff Recommendation:	Defer to Plan Endorseme

Quads Affected:

OSG Quad Number 8, HAMBURG NJ

Proposed Change:

Center Modification

Add

From: None/No Center

To: Planned Town

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

No reason given

What is it in Current State Plan:

PA5 & PA4

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

More Appropriate for PE

Center designation proposals should be addressed through Plan Endorsement.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 8, HAMBURG NJ

Proposed Change:

Planning Area From: PA5 To: PA4

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

No reason stated

What is it in Current State Plan:

Mostly PA5

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

The negotiating entity did not provide justification for the proposed change. The characteristics of the area are not suited for PA4 and should remain PA5 by default.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA4 To: PA4B

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

None reported

What is it in Current State Plan:

PA4 Rural

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

The negotiating entity did not provide justification for the proposed change. The characteristics of the area are suited to the current designation. Furthermore, the area in question is the Highlands Preservation Area, which is out of the jurisdiction of the SDRP.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SUSSEX COUNTY	Item No.	5
Source:	County Report	Approved by OSG Director:	
NE #	5	Preliminary Staff Recommendation:	Disagreement

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA5 To: PA4

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

No reason given

What is it in Current State Plan:

PA5 Environmentally Sensitive

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

The negotiating entity did not provide justification for the proposed change. The characteristics of the area are suited to the current designation. Furthermore, the area in question is the Highlands Preservation Area, which is out of the jurisdiction of the SDRP.



New Jersey State Planning Commission Negotiations Worksheet Map Amendments

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

Quads Affected:

OSG Quad Number 16, FRANKLIN NJ

Proposed Change:

Planning Area From: PA5 To: PA4

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

No reason given

What is it in Current State Plan:

PA5

What is it in Preliminary State Plan:

Unchanged

Municipalities Affected:

Hardyston Twp;

Data Source:

N.A.

Staff Response:

The negotiating entity did not provide justification for the proposed change. The characteristics of the area are suited to the current designation. Furthermore, the area in question is the Highlands Preservation Area, which is out of the jurisdiction of the SDRP.