



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agree Conditionally

**General Topic:**

Other

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

Statewide Policy #2 - Comprehensive Planning

Mandating additional training programs in schools must consider the needs criteria to which public schools are subject and must also include equal application to private schools. Funding for all such initiatives, particularly in light of recently enacted caps must be a pre-condition of any requirement.

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

3.Planning Education and Training

Statewide Policy #2 - Comprehensive Planning (page 24) Revised Policy #3: Planning Education and Training (page 111)

**Section in Existing State Plan:**

Planning Education and Training, p. 111

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

Statewide Issue

The State Plan is a policy guide that is intended to inform the decisions of state agencies and is not intended to set mandates or regulatory programs. The purpose of this proposed change was to suggest planning education should be a priority, not to mandate it. Flexible options for methods of teaching in schools will be addressed in the new SDRP.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	9
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agree Conditionally

**General Topic:**

Infrastructure (Not Trans)

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

Statewide Policy #4 - Infrastructure Investments

Sussex County questions what defines "effective use" in the first sentence of the existing language as well as what defines "high performance" design features in the last sentence of the revised language.

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

New Policy: School Facilities

Statewide Policy #4: Infrastructure Investments and Public Education - School Facility Planning and Design:  
School Facilities (Revised Policy #8, pg. 121), p.25.

**Section in Existing State Plan:**

Statewide Policy #4: Infrastructure Investments - Capital Planning and Budgeting Coordination, Policy #8 School Facilities, p. 121

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

Proposed Statewide Policy

We agree that "high performance" is vague and should be revised accordingly. The term "effective use" is appropriate. OSG is generating a new list of indicators which will include an indicator that better defines the expectations of both "high performance" and "effective use."



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	14
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agree Conditionally

**General Topic:**

Environmental

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

Modification of Additional Indicator 4, Percent of Brownfield Sites (or number of acres) Redeveloped

Goal 3 adds an indicator of Percent of Brownfields sites redeveloped. Where a municipality has not allowed extreme pollution to occur and deterioration of the community fabric to result, it should be rewarded, not penalized for the clean up of others.

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

3. Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Section 2, Goal 3, p.17

**Section in Existing State Plan:**

Monitoring, Evaluation and Assessment, Targets and Indicators, Additional Indicator 4, p. 270.

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

Statewide Issue

Cleaning up and reusing brownfields is a priority recognized at all levels of government as an essential element of directing growth to appropriate areas.. Brownfields redevelopment will have the same economic, social and environmental impacts that other types of development create.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Infrastructure (Not Trans)

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

Infrastructure Investments and Public Education

What are the sources of funding to implement safe routes to schools policy. Joint municipal and Board of Education funding.

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

New Policy: Safe Routes to Schools

School Facility Planning and Design, Safe Routes to Schools, p. 26

**Section in Existing State Plan:**

Statewide Policy #4: Infrastructure Investments

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

Statewide Issue

The focus for implementing a safe routes to schools policy is at the decision-making level closest to those impacted by the policy, which is at the municipal and local school board level. To the extent that state or other resources are available to assist in advancing a safe routes policy, they should be offered. Joint comprehensive planning between school boards and municipal planning officials early-on in the determination of school locations will go a long way to insuring the establishment of a development pattern, including walking paths, that create safe school routes.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Infrastructure (Not Trans)

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

Infrastructure Investments and Public Education

What means are proposed to integrate planning between private (particularly religious) and public schools? Must consider the vast difference in construction/space requirements, etc.

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

New Policy: Inter-jurisdictional and Regional Planning and Coordination

Coordination of Planning Efforts (page 26); New Policy #\_\_: Inter-jurisdictional and Regional Planning and Coordination (based upon Economic Development policy #1 and Comprehensive Planning Policy #20)

**Section in Existing State Plan:**

Statewide Policy #5-Economic Development - Policy #1 (page 125) and Statewide Policy #2-Comprehensive Planning -Policy #20 (page 113)

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

Statewide Issue

We agree that better coordination between private and public organizations is vital to improving the quality of life in the State of New Jersey. We are endeavoring to add this to the Plan in policies and / or other sections.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

Statewide Policy #6-Urban Revitalization

Urban Waterfront Redevelopment must factor in the need to retain marine installations as well as multimodal transportation and distribution facilities.

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

New Policy: Urban Waterfront Redevelopment

Statewide Policy #6, New Policy Urban Waterfront Redevelopment, p. 27

**Section in Existing State Plan:**

Statewide Policy #6-Urban Revitalization Policy - Under Subheading: Revitalization and the Environment (page 136)

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

Statewide Issue

Urban waterfront redevelopment is often thought of in terms of the creation of high-end residential and mixed-use development to take advantage of the water resource, open area and views. However, urban waterfront redevelopment alternatives must not exclude the potential need for a variety of other uses based on the particular local circumstances and conditions. Marine and multimodal distribution facilities are critical to New Jersey's economy and should be given the appropriate attention.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

Statewide Policy #8 – Transportation (page 27)

This should make specific recommendations on formation of a tri-state (NY, NJ, PA) comprehensive, integrated transportation plan and implementation strategy.

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

Statewide Policy 8. Transportation

Statewide Policy #8 – Transportation (page 27)

**Section in Existing State Plan:**

Statewide Policy #8 – Transportation (page 140)

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

Statewide Issue

Agree that the formation of a tri-state integrated transportation strategy should be explored by the NJTPA, DVRPC, NJDOT, NJTransit and OSG to determine if a) existing bi-state planning and institutional arrangements are sufficient, and b) there is a sufficient current integrated strategy.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	7
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Agricultural

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

Section 8, Mapping Policies

Nodes by their nature tend not to fit into mixed-use centers. For example, industrial/commercial parks should be located with easy access to major highway and rail systems. Prior planning should work to avoid the conflicting roles required by mixed-use centers and nodes. Additionally, noise tolerance is expected to be much greater in nodes, street design requirements are more stringent, and the interaction of pedestrians and vehicular traffic is discouraged. Agricultural Industry should be located close to the production of products, an activity that also does not lend itself to dense mixed-use centers. The entire approach should be rethought.

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

Policy 5 Planning for New Nodes

Section 8, Mapping Policies, Agriculture Industry Nodes - Policy #5 – Planning for Nodes (pages 42-43)

**Section in Existing State Plan:**

Policies for Planning Areas, Policy 5: Planning for New Nodes, p.229

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

Statewide Issue

The concept of nodes needs to be reconsidered given the inconsistency between the general definition of Node and the policy for Commercial-Manufacturing Node in the current State Plan.





## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	10
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Other

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

Statewide Policy #4 - Infrastructure Investments

Sussex County questions what provisions there are to fund additional security and custodial requirements.

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

New Policy: Public Use of Public Lands and Facilities

Statewide Policy #4: Infrastructure Investments and Public Education - School Facility Planning and Design: New Policy: Public Use of Public Lands and Facilities (based upon Policy #14 under Open Lands and Natural Systems, pg. 154), p.26

**Section in Existing State Plan:**

Statewide Policy #12 - Open Lands and Natural Systems, Policy #14 - Public Use of Public Lands and Facilities, p.154

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

Proposed Statewide Policy

The expenditure of public funds for public facilities, such as schools, must take into account how those funds could be leveraged to accommodate the needs of the community when those facilities are not used for the specific purpose for which they were intended. The leveraging of public funds for the benefit of the larger community allows for a) an efficient use of resources by reducing the need to expend tax dollars on separate facilities and b) creation of a sense of place that promotes neighborhood and community well-being. Moreover, the use of public facilities for community service helps to establish and/or reinforce an anchor for related development activities within the community. The concern about cost associated with use of schools for greater public purposes could be addressed through shared services, another tool encouraged by the SDRP.

**NEW RESPONSE**

Public facilities must be used to their fullest extent possible in order to maximize efficiency among all levels of government. State, Regional, and Municipal Governments must work together in order to eliminate impediments to shared services. For example Municipalities should work with the Board of Education to allow schools to accommodate public meetings while the schools are not in use.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	12
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Infrastructure (Not Trans)

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

Statewide Policy #4 - Infrastructure Investments

Sussex County considers this a great idea, however questions what approaches to implementation are proposed.

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

New Policy: Educational Facility Financing

Statewide Policy #4: Infrastructure Investments and Public Education - Equity- Educational Facility Financing  
(based upon Urban Revitalization Policy #10, pgs.131-132), p.26

**Section in Existing State Plan:**

Statewide Policy #6: Urban Revitalization - Policy #10 Education, p.131-132

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

In its continued coordination with State Agencies, like the Department of Education, staff will work to determine implementation strategies.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	13
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Economic

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

Expand Indicator for Goal 1, Revitalize the State's, Cities, and Towns

The indicators related to Goal 1, Revitalize the State's Cities and Towns do not relate to rural and suburban centers.

In addition to tax base in Urban Aid municipalities, tax base in rural communities such as Montague, Sandyston, Byram are also of concern as they are indicators of limited means to finance public health, safety and welfare programs.

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

1. Revitalize the State's Cities and Towns

Section 2, Goal 1, p. 15-16

**Section in Existing State Plan:**

Indicators and Targets, Additional Indicator 6, p. 271

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

Statewide Issue

We agree that the indicator should go beyond urban aid municipalities. Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants, New Jersey Sustainable State Institute.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	15
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Transportation

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

New Indicator, "Average transportation costs Per Capita and Per Job by Planning Area." for Goal 3

In order to foster the development of Centers, the new indicator should extend beyond planning area. There is a built in bias against jobs and transit in rural/suburban areas within the SDRP and through the political process. Reductions in time spent on the road, costs of accidents in time and money, air and water pollution and improved access to and utilization of social services must also be factors into the discussion.

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

3. Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Section 2, Goal 3, p.18

**Section in Existing State Plan:**

N/A

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

Statewide Issue

We agree that this methodology should be reevaluated, as it will be difficult to produce a consistent and objective methodology for this indicator



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	17
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Agreement

**General Topic:**

Housing

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

The list of suggested new indicators for Goal #6 for the provision of housing at a reasonable cost.

Under Goal 6, Provide Housing at Reasonable Cost, the State, in addition to requiring municipal zoning to permit low cost housing must also provide the funding for infrastructure and transportation to support this housing. The market has simply gone with land costs, forcing most of those looking for reasonably priced housing into Pennsylvania.

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

6. Provide Adequate Housing at a Reasonable Cost

Section 2, Goal 6 "Provide Housing at a Reasonable Cost," p. 20

**Section in Existing State Plan:**

N/A

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

Proposed Statewide Policy

The State Plan encourages the construction of affordable housing in "smart growth" areas where transportation and services are more readily available. Moreover, infrastructure investments are prioritized to the aforementioned smart growth areas. Accordingly, the SDRP encourages infrastructure investments for affordable housing.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Infrastructure (Not Trans)

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

Statewide Policy #4 - Infrastructure Investments

Many community groups already use most public schools. Sussex questions the objective of adding the new policy

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

New Policy: School Facilities

New Policy, p. 25

**Section in Existing State Plan:**

Infrastructure Investments, p. 119

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

Statewide Issue

The fact that there are communities where school officials allow community groups to use school facilities simply underscores the fact that such "joint-use" is working. It is important to promote the expansion of the concept to other towns where it has not been considered and/or rejected to assist those towns in adopting policies that enhance efficiencies and promote community well-being.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	8
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Economic

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

Statewide Policy #1: Equity

It is disingenuous to suggest that state, county or local plans should have no effect on financial decisions and calculations of land and facility values. Zoning, Planning Areas, and Centers all have direct connections to municipal and State development and financing policies and, if smart growth is to be realized, must be an important factor in market financial decisions.

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

Statewide Policy 1. Equity

Statewide Policy #1: Equity, p.24

**Section in Existing State Plan:**

Statewide Policy #1: Equity, p.110-111

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

Proposed Statewide Policy

The State Plan is, by definition, a planning document that provides a planning—not regulatory--framework of goals, policies and planning areas, to guide decisions concerning how and where the state will grow in a manner that maintains our quality of life. The Plan provides the goals and policies to be pursued by any and all entities and citizens responsible for making decisions about how and where people in our state live, work, shop and recreate. It is the intention of the Plan to guide the thinking of all who make decisions at the state, county, and local levels regarding their jurisdiction's programs, plans, regulations, permits and other actions as related to the broad subject of the State Plan. The State Plan provides planning guidance subject to additional and detailed analysis when decisions and/or actions are contemplated that impact or potentially impact specific land parcels. Standards included in the plan are intended to be flexibly applied in order to account for local context and variations.

**NEW RESPONSE**

OSG recognizes the effect the goals, policies, and recommendations of the State Plan will have on future financial decisions regardless of its ability or inability to regulate. The Office expects to use the best planning practices that will represent all areas of the state, but in recognizing the diversity of the state as a whole, there is an inherent flexibility built into the plan in order to provide Municipalities and Counties the ability to incorporate local context and variations.



## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	11
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Infrastructure (Not Trans)

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

Statewide Policy #4 - Infrastructure Investments

Energy Efficient School Buildings is a UCC issue, not a planning issue. What is the cost of "Green" technology.

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

New Policy: Energy Efficient School Buildings

Statewide Policy #4: Infrastructure Investments and Public Education - School Facility Planning and Design- New Policy: Energy Efficient School Buildings (based upon combination of Energy Resources policies #3&4, p.157), p.26

**Section in Existing State Plan:**

Statewide Policy #13 Energy Resources - Policy 3 - Energy Efficient Community Design and Policy 4 - Energy Efficient Buildings, p.157

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

Proposed Statewide Policy

The State Plan is a policy guide that is intended to inform the decisions of state agencies and is not intended to set mandates or regulatory programs. This policy is meant to be a consideration for more sustainable development, which in the long run should result in cost savings.





## New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	SUSSEX COUNTY	OSG Item No.	16
Source:	County Report	Approved by OSG Director	
NE Item No.	0	Preliminary Staff Recommendation:	Disagreement

**General Topic:**

Transportation

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

Amendment to Additional Indicator 15 – Vehicle Miles Traveled Per Capita

With regard to Goal 5, Provide Public Services at Reasonable Cost, it is the State and Federal government's funding of roadway expansions that has provided the access which has facilitated sprawl. The reductions in vehicle miles driven and in single occupancy vehicle trips are good indicators.

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

5. Provide Adequate Public Facilities and Services at a Reasonable Cost

Section 2, Goal 5, Additional Indicator 15, p. 19.

**Section in Existing State Plan:**

Indicators and Targets, Additional Indicator 15, page 273.

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

Statewide Issue

This is an admirable goal.