



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	2402
Source:	County Report	Approved by OSG Director:	
NE #	24-2	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 24, BLAIRSTOWN NJ  
OSG Quad Number 35, WASHINGTON NJ  
OSG Quad Number 36, HACKETTSTOWN NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA5

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

In Independence, the areas west of Route 46 to the Mansfield boundary now in PA 4B should be placed in a PA 5.

**What is it in Current State Plan:**

PA 4B

**What is it in Preliminary State Plan:**

PA 4B

**Municipalities Affected:**

Independence Twp;

**Data Source:****Staff Response:**

We defer the areas within the Highlands Preservation Area to the Highlands Council. We agree to the change for the wooded areas of the proposed Planning Area change. For the remainder of the area, we believe that the PA 4B designation is appropriate.

However, if sufficient documentation is provided to OSG that justifies the change to the areas that we recommend remaining PA 4B, we will agree to the change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4403
Source:	County Report	Approved by OSG Director:	
NE #	44-3	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 44, EASTON NJ-PA

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

Add point locations of Historic Sites.

**What is it in Current State Plan:**

2, 4, 4B

**What is it in Preliminary State Plan:**

2, 4, 4B

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

These sites will be added if they are listed on the State or National Register of Historic Places.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4501
Source:	County Report	Approved by OSG Director:	
NE #	45-2	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 45, BLOOMSBURY NJ

**Proposed Change:**

*Planning Area*

From: PA4

To: PA5

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

Greenwich Township wants to change a PA 4 designation to a PA 5.

**What is it in Current State Plan:**

PA 4

**What is it in Preliminary State Plan:**

PA 4

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

The southern portion of this area is in the Highlands Preservation Area. This proposed area of change would need to be referred to the Highlands Council. We agree to the change for the southern forested area. We would allow the remainder of the proposed area of change to become a PA 4B.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4504
Source:	County Report	Approved by OSG Director:	
NE #	45-6	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 45, BLOOMSBURY NJ

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

Greenwich Township is requesting the addition of historic sites.

**What is it in Current State Plan:**

Various

**What is it in Preliminary State Plan:**

Various

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

These sites will be added if they are listed on the State or National Register of Historic Places.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	2401
Source:	County Report	Approved by OSG Director:	
NE #	24-1	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 24, BLAIRSTOWN NJ  
OSG Quad Number 25, TRANQUILITY NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA4B

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

In Independence Township, half the AR Special Agriculture zone is in PA 4b Rural/Environmentally Sensitive and half is in PA 5 Environmentally Sensitive Planning area. The entire area should be placed in a PA 4b.

**What is it in Current State Plan:**

PA 5

**What is it in Preliminary State Plan:**

PA 5

**Municipalities Affected:**

Independence Twp;

**Data Source:****Staff Response:**

We cannot address the change for the northern portion of the area because it falls within the Highlands Preservation area. For the remainder of the area, in the absence of sufficient information, we cannot entertain this change. We believe that this area is appropriate for a PA 5 designation because the area is shown on DEP mapping as wetlands with no agricultural uses.

However, if sufficient documentation is provided to OSG that justifies the change, we will agree to the change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	2403
Source:	County Report	Approved by OSG Director:	
NE #	24-3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 24, BLAIRSTOWN NJ

**Proposed Change:**

*Planning Area*                      From: PA4                      To: PA4B

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

Frelinghuysen Township requests a planning area change from PA 4 to 4B.

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

Frelinghuysen Twp;

**Data Source:****Staff Response:**

Based upon existing environmental information, we agree that the change is appropriate.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	3403
Source:	County Report	Approved by OSG Director:	
NE #	34-3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 34, BELVIDERE NJ-PA

**Proposed Change:**

*Planning Area*

From: PA4

To: Park

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

White Township has requested that the PA 4 designation be changed to PA 8.

**What is it in Current State Plan:**

PA 4

**What is it in Preliminary State Plan:**

PA 4

**Municipalities Affected:**

White Twp;

**Data Source:****Staff Response:**

We agree with the requested change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	3501
Source:	County Report	Approved by OSG Director:	
NE #	35-3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 35, WASHINGTON NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA4

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

Washington Boro requests that the entire boro be placed in a PA 4.

**What is it in Current State Plan:**

4B

**What is it in Preliminary State Plan:**

4B

**Municipalities Affected:**

Washington Boro;

**Data Source:****Staff Response:**

We agree with the requested change. However, within a designated center, a PA 4 or PA 4B designation is not an issue.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	3503
Source:	County Report	Approved by OSG Director:	
NE #	35-6	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 35, WASHINGTON NJ  
OSG Quad Number 36, HACKETTSTOWN NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA4

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

Mansfield Township is requesting a planning area change in the Musconetcong Valley from PA 4B to PA 4.

**What is it in Current State Plan:**

4B, 5

**What is it in Preliminary State Plan:**

4B, 5, Park

**Municipalities Affected:**

Mansfield Twp (Warren);

**Data Source:****Staff Response:**

The area of proposed change located within the Highlands Preservation Area would need to be referred to the Highlands Council. For the area outside the Preservation boundary, we do not agree to this change due to the fact that there is not significant justification provided in the county Cross Acceptance report for it. We believe that this area is appropriate for a PA 4B designation due to the presence of C1 streams and Landscape 3, 4, and 5.

However, if sufficient documentation is provided to OSG that justifies the change, we will agree to the change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4402
Source:	County Report	Approved by OSG Director:	
NE #	44-2	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

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

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: Park

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

Greenwich Township wants to change a 4B designation to a PA 8 designation.

**What is it in Current State Plan:**

4B, 2

**What is it in Preliminary State Plan:**

4B, 2, Park

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

We agree to the requested change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4405
Source:	County Report	Approved by OSG Director:	
NE #	44-5	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 44, EASTON NJ-PA

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

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

Change designated areas of Alpha Boro to a PA8 (Park Designation).

**What is it in Current State Plan:**

PA 2

**What is it in Preliminary State Plan:**

PA 2

**Municipalities Affected:**

Alpha Boro;

**Data Source:****Staff Response:**

We agree with the requested change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4502
Source:	County Report	Approved by OSG Director:	
NE #	45-3	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 45, BLOOMSBURY NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: Park

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

Greenwich Township is requesting a change from a PA 4B to a Park designation.

**What is it in Current State Plan:**

4B

**What is it in Preliminary State Plan:**

4B

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

We agree with the requested change.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	3401
Source:	County Report	Approved by OSG Director:	
NE #	34-1	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 34, BELVIDERE NJ-PA

OSG Quad Number 35, WASHINGTON NJ

**Proposed Change:**

*Center Modification*

Modify

Designated

From:

To:

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

Oxford wants to extend the center boundary to include eastern and western parcels. Oxford also wants to extend the western boundary to incorporate the land area that is disturbed in another Redevelopment Area. Research has shown that this section of this larger, 150 acre site was utilized by the former Oxford Furnace business (1743-1940), and the land has continued to be disturbed over the last several decades since the business closed its operations, including the extraction of an extensive amount of waste slag for the construction of Rt. 287. This extension would maintain the natural features on the site while allowing redevelopment to occur, which will include environmental remediation of the site, on the area that had been previously developed. This high level of land disturbance and its close proximity to the Township's CBD can be seen in the photographs in the municipal report. See OSG item # 3502 for information on the eastern boundary change.

**What is it in Current State Plan:**

PA 4

**What is it in Preliminary State Plan:**

PA 4

**Municipalities Affected:**

Oxford Twp;

**Data Source:****Staff Response:**

The State Plan rules require that any changes to center designation boundaries should be undertaken as part of the Plan Endorsement process. We will address this issue further during the Plan Endorsement process.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	WARREN COUNTY	Item No.	3402
Source:	County Report	Approved by OSG Director:	
NE #	34-2	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 34, BELVIDERE NJ-PA  
OSG Quad Number 35, WASHINGTON NJ  
OSG Quad Number 45, BLOOMSBURY NJ  
OSG Quad Number 46, HIGH BRIDGE NJ

**Proposed Change:**

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

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

Washington Township is requesting that it be removed from the designated Town Center designation that it shares with Washington Borough. Of concern is the C1 designation of the Brass Castle Creek and high quality farmland that is present in the center area. It also seeks to reconfigure the sewer service area to not promote inappropriate development in the area. An objection to this request is found in Appendix E of the county report.

**What is it in Current State Plan:**

PA 4, 4B, and 5

**What is it in Preliminary State Plan:**

PA 4, 4B, and 5

**Municipalities Affected:**

Washington Twp (Warren);

**Data Source:****Staff Response:**

The State Plan rules require that any changes to center designation boundaries should be undertaken as part of the Plan Endorsement process. We are working with Washington Township on this issue as they move through the Plan Endorsement process.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	WARREN COUNTY	Item No.	3502
Source:	County Report	Approved by OSG Director:	
NE #	35-5	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 35, WASHINGTON NJ

**Proposed Change:**

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

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

Oxford wants to extend the center boundary to include eastern and western parcels. The township wants to extend the eastern center boundary further north and east to be coincidental with the boundary between the Highlands Planning and Preservation Area. This would incorporate all of a Redevelopment Area (ANR?). This is especially important for several reasons. The first is to maintain consistency between the Highlands boundaries and the Center boundaries. The second is that extension of this boundary would enable Oxford, which is located in Planning Areas 4 and 5, to obtain necessary NJDEP permits expeditiously for the redevelopment work that is being planned for this area. The third reason is that this extension will enable this site to best serve as a TDR receiving area by incorporating this additional land area into the Center boundary. See OSG item # 3401 for information on the western boundary change.

**What is it in Current State Plan:**

5

**What is it in Preliminary State Plan:**

5

**Municipalities Affected:**

Oxford Twp;

**Data Source:****Staff Response:**

The State Plan rules require that any changes to center designation boundaries should be undertaken as part of the Plan Endorsement process. We will address this issue further during the Plan Endorsement process.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	3601
Source:	County Report	Approved by OSG Director:	
NE #	36-3	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 36, HACKETTSTOWN NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA2

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

Mansfield Township requests that this sewer area of PA 4B be changed to a PA 2.

**What is it in Current State Plan:**

4B

**What is it in Preliminary State Plan:**

4B

**Municipalities Affected:**

Mansfield Twp (Warren);

**Data Source:****Staff Response:**

The northern portion of this area is in the Highlands Preservation Area. This proposed area of change would need to be referred to the Highlands Council. We disagree with the change in the remainder of the area due to the fact that it is not appropriate for a PA 2 to be designated without contiguity with a PA 1. If the township is interested in development, we would encourage them to use the Plan Endorsement process to propose this area as a Regional Center in conjunction with Hackettstown.

**WARREN COUNTY FOLLOWUP:**

How are centers modified?

**OSG FOLLOWUP:**

Centers are modified through the Plan Endorsement process.





## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4401
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:****Acres:****County/NE Reason For Proposed Change:**

Greenwich Township is requesting the addition of scenic roadway corridors.

**What is it in Current State Plan:**

Various

**What is it in Preliminary State Plan:**

Various

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

Currently state Scenic Byway corridors are not depicted as part of the State Development and Redevelopment Plan map. However, if properties are included as part of the State or National Register of Historic Places, those will be indicated on the map.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4404
Source:	County Report	Approved by OSG Director:	
NE #	44-4	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 44, EASTON NJ-PA

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA2

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

Alpha Boro wants to change a PA 4B to a PA2.

**What is it in Current State Plan:**

4B

**What is it in Preliminary State Plan:**

4B

**Municipalities Affected:**

Alpha Boro;

**Data Source:****Staff Response:**

We do not agree with this change due to the fact that this area is adjacent to the Highlands Preservation area and would create a small area of PA 2 adjacent to the preservation area.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4406
Source:	County Report	Approved by OSG Director:	
NE #	44-6	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 44, EASTON NJ-PA

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA4B

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

Greenwich Township requests that this area be changed from a PA 2 to a PA4B.

**What is it in Current State Plan:**

PA 2

**What is it in Preliminary State Plan:**

PA 2

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

We do not agree to this change due to the presence of significant development that would not be appropriate for a 4B designation.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	WARREN COUNTY	Item No.	4503
Source:	County Report	Approved by OSG Director:	
NE #	45-5	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 45, BLOOMSBURY NJ

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

Greenwich Township is requesting the addition of scenic roadway corridors.

**What is it in Current State Plan:**

Various

**What is it in Preliminary State Plan:**

Various

**Municipalities Affected:**

Greenwich Twp (Warren);

**Data Source:****Staff Response:**

Currently state Scenic Byway corridors are not depicted as part of the State Development and Redevelopment Plan map. However, if properties are included as part of the State or National Register of Historic Places, those will be indicated on the map.