

# **OUTREACH & PARTICIPATION EFFORT**

The Bergen County Department of Planning and Economic Development has undertaken a number of outreach efforts to facilitate communication, and maximize municipal and public interest and participation in the State Plan and the Cross-Acceptance process.

Throughout the outreach effort, Bergen County stressed that the big incentive for all of us, County and municipalities alike, is that investments and permits will be tied to how our communities are mapped, what our individual planning policies are, and on how local policies support the map. Naturally, all involved want to succeed, individually and as a region. As a mature, inner suburb – nearly fully developed, investments in Bergen County should be geared to sustaining our economic strength and protecting our environmental assets.

The County also stressed that process relies upon local expertise in a bottom-up approach to planning, encouraging consistency between municipal, county, regional, and state plans.

Key elements of our outreach effort are enumerated below:

## **Bergen County Resolution of Participation**

Bergen County Board of Chosen Freeholders Resolution No. 385 was approved on April 7, 2004, authorizing the Bergen County Department of Planning and Economic Development to participate and carry out the Cross-Acceptance process, and serve as the negotiating entity for Bergen County as it has done in the past two rounds of Cross-Acceptance.

This Resolution set into motion, a series of actions including: the preparation and submission of a Cross-Acceptance Work Program and Schedule; filing of a grant application with the New Jersey Office of Smart Growth; dissemination of Cross-Acceptance materials and maps to our 70 municipalities; and accepting all responsibilities of conducting Cross-Acceptance and submitting a Summary Report on behalf of Bergen County.

Relevant County Officials, Department Heads, and personnel were provided with a briefing on the State Plan, the Cross-Acceptance Process, and the anticipated work program.

## **Mailings, Notices, and Forms**

A number of mailings and notices were prepared to notify mayors, municipal governing bodies, administrators, planners, engineers, environmental groups, chambers of commerce, local agencies, community groups, and public organizations. In addition, the following forms were provided to municipalities from the onset of Cross-Acceptance – in advance of municipal meetings and regional forums – in order to streamline information flow and participation in the process:

- **Municipal Cross-Acceptance Representative Form.** Form provided in order to allow mayor, governing body, and the Planning Board to have oversight on a unified voice for participation in the process. These representatives (in conjunction with the municipality's planners and engineers) formed the cornerstone of our outreach efforts to our 70 municipalities.
- **Sample Resolution.** A sample resolution was provided to help encourage and streamline each municipality's participation in Cross-Acceptance, as supported by each municipal governing body. The sample provided gave a step-down approach to explaining the significance of the State Plan, and stressed the bottoms-up and cooperative approach of the Cross-Acceptance Process.
- **Sample Municipal Questionnaire.** The questionnaire was designed in order to collect information on municipal planning resources, policy issues, localized issues of concern, and potential mapping conflicts and changes. In addition, State Plan policies were highlighted in preparation of substantive discussions of policy during individual municipal meetings and regional forums.
- **Sample Map Amendment Document.** A sample map amendment document (MAD) was provided in order to brief each municipality on the format and requirements for documentation of each mapping change requested.
- **Synopsis of State Plan Basics.** An overall synopsis of the basic concepts of the State Plan were provided with initial outreach packets to each mayor, administrator, governing body, and Cross-Acceptance representative, in addition to useful web links (above and beyond those provided on the Bergen County Cross-Acceptance website) pertaining to State Agencies, the State Plan, and municipal participation in the Cross-Acceptance process.

### **Bergen County Cross-Acceptance Website**

The Bergen County Department of Planning and Economic Development website was utilized for correspondence and outreach efforts. The website was a useful repository for template forms, sample documentation, and explanations relevant to the overall Cross-Acceptance effort. In addition, links were provided to key planning resources put forth by the Office of Smart Growth, State Planning Commission, and Department of Environmental Protection. Sample website resources are provided at the close of this chapter.

## **Pre-Meeting Correspondence**

Correspondence prior to the Kickoff Meeting and the individual municipal meetings instructed the mayors that each municipality's responsibility in this process was to start with the following three steps:

1. Appointing an official municipal representative as a regular liaison to the County throughout the process – ideally someone familiar with municipal master plans, ordinances, and policies. The mayor was reminded that he and the governing body, as well as any municipal bodies and residents were always welcome to participate throughout the process.
2. Adopting a municipal resolution to denote a municipality's participation in Cross-Acceptance. As noted, a sample resolution was provided to facilitate this step.
3. Updating the County's existing files and databases pertaining to municipal Master Plans, Land Development Regulations, and Capital Budgets. A questionnaire was provided to facilitate in certain substantive inputs into the Cross-Acceptance process. It was emphasized that Master Plan documents and local ordinances are particularly important to Cross-Acceptance, in that their stated goals, policies, and implementation mechanisms should be reviewed to see how they match the new State Plan, as well as to identify environmentally sensitive features that should be preserved and protected. Municipalities were reminded that if the State Plan is to protect certain areas of your municipality, their representatives would need to provide documentation as to how the municipality is working to protect these areas.

Mayors were asked to fill out and return the Cross-Acceptance Municipal Representative form early on in the process to ensure a facilitated conduit of information flow into the Cross-Acceptance Process. We further requested that the Mayor, a Governing Body representative, and the Planning Board Chairperson all sign this form, such that all bodies would be aware of the municipal representative who would serve as their liaison to the County and State in this effort.

## **Meetings**

**Kickoff Meeting.** The Bergen County Department of Planning and Economic Development hosted a Cross-Acceptance "Kickoff" Meeting on Thursday, June 17, 2004 to call together the Office of Smart Growth, County Representatives, constituent municipalities and their respective Cross-Acceptance Representatives, as well as environmental groups and other interested agencies. This meeting focused on presentation of the Preliminary Plan, Cross-Acceptance Guidelines, overview of the process, County outreach and data collection efforts, and introductions between County Staff and the municipal representatives we would be working with throughout the process, especially at the upcoming individual municipal meetings and through continued correspondence.

**Individual Municipal Meetings.** In order to capture more localized and specific issues of concern to the municipalities, Staff of the Bergen County Department of Planning and Economic Development reached out to each of our 70 municipalities, to guide them on specific policy or

mapping issues, and help them to voice items of concern and draft changes to the overall State Plan Map. The County-appointed Cross-Acceptance coordinator, Laura LiVecchi, reached out to each Cross-Acceptance Representative to arrange a meeting to review the questionnaire and discuss the State Plan Map. Key Department Staff were also in attendance to help facilitate communication of substantive issues and collect data on municipal planning, development, and preservation initiatives. Members of the Division of Regional Planning and Transportation – Kenneth Aloisio, Christopher Helms, Donna Orbach, and Burt Samuelson – were instrumental in this role, as well as Adam Strobel of the Division of Open Space and Recreation. These meetings proved to be a very productive input into the Cross-Acceptance process, and provided important insight into local geography, economy, and issues of a more limited scope. The output of these meetings are documented in the section outlining Bergen County Planning Regions, as well as individual Map Amendment Documents pertaining to changes in the State Plan’s Resource Planning and Management Map (RPMM).

**Municipal Meeting Follow-Up.** As a follow-up to the individual municipal meetings, Staff attended additional meetings with municipal officials to discuss issues relevant to Cross-Acceptance, and help clarify substantive input into the process. Correspondence via mail, fax, telephone, and email also helped facilitate the information flow into the process and build upon the momentum and rapport established to complete each municipal report and filing of each municipal Map Amendment Document.

**Regional Meetings.** Broader-scope Regional Meetings were held in order to provide a forum to meet on a more regional level to discuss issues of importance that cross municipal boundaries and are common to a greater area. They also provided an opportunity for those municipalities that had not yet set up an individual municipal meeting to participate in the process, and provide local input. The Department of Planning and Economic Development was on-hand at these meetings to moderate and discuss regional issues related to transportation, open space and farmland preservation, shared services, environmental and water resources, stormwater management, as well as other issues relevant to each particular region. Representatives from the New Jersey Office of Smart Growth and the New Jersey Department of Environmental Protection were also invited to address municipal representatives’ questions and concerns. Three such meetings were held, one on September 27, 2004, another on October 4, 2004, and the third on October 19, 2004.

### **Report Compilation and Transmittal**

**Press Release & Advertisement.** An advertisement of the public hearing as well as a press release regarding the compilation of the Bergen County Draft Cross-Acceptance Report was provided to local newspapers of record.

**Transmittal of Draft Report.** The Bergen County Draft Cross-Acceptance Report was transmitted to each of the 70 municipalities, various County agencies, participating consultants, Cross-Acceptance representatives, and regional libraries, prior to the public hearing.

**Public Hearing.** The Bergen County Department of Planning and Economic Development will hold a public hearing on January 10, 2005. This hearing has been advertised in the local newspapers.

**Comment.** Municipal representatives have been encouraged throughout the process to provide commentary and substantive changes to the State Plan and the Resource Planning and Management Map (RPMM). Ample opportunity has been given for municipal comment. In addition, the general public has been encouraged to submit comments on the overall Cross-Acceptance process, as well as the Draft Report, via the Bergen County Cross-Acceptance Website. A comment period will be entertained through the public hearing process, and all comments made during the public hearing or received by January 12, 2005 will be incorporated into the Final Report, and forwarded to the Office of Smart Growth and the State Planning Commission.

**Transmittal of Final Report.** The Bergen County Cross-Acceptance Report will be finalized, incorporating comments, corrections, errata sheets, and anticipated additional negotiation agenda items, as they arose during the public hearing and comment period.

**OUTREACH &  
PARTICIPATION EFFORT:**

**CORRESPONDENCE,  
MEETING AGENDAS,  
WEBSITE RESOURCES,  
& OTHER SUPPORT DOCUMENTATION**

**BERGEN COUNTY  
BOARD OF CHOSEN FREEHOLDERS  
RESOLUTION  
OF  
PARTICIPATION**



2004

# BERGEN COUNTY BOARD OF CHOSEN FREEHOLDERS RESOLUTION

385

MEMBERS	AYE	NAY	ABSTAIN	ABSENT
Carroll	✓			
Ganz	✓			
McPherson	✓			
Mola	✓			
Randall	✓			
Tedesco	✓			
Valneri Huttie, Chairwoman	✓			
TOTALS	7	-	-	-

TM

Resolution No. \_\_\_\_\_  
 Date: 4/17/04  
 Page: 10F2  
 Subject: Participation in State Cross-Acceptance Process  
 Purpose: Resolution Authorizing Participation of Bergen County in the State Development Plan (State Plan) Cross-Acceptance Process  
 Account No. \_\_\_\_\_  
 Contract No. \_\_\_\_\_  
 Dollar Amount: \_\_\_\_\_  
 FA:  
 dlo

Offered by: GANZ  
 Seconded by: CARROLL  
 Approved by: [Signature]

Certified as a true copy of a Resolution adopted by the Board of Chosen Freeholders on above date at a special Meeting by: Valerie Coniglio

Valerie Coniglio, Clerk, Board of Chosen Freeholders, Bergen County, New Jersey

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. Seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

**WHEREAS**, the primary duty and responsibility for the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan," and,

**WHEREAS**, the State Planning Act also provides that the State's counties are to have an essential role in the development of the State Plan through their participation in the cross-acceptance process to be conducted under the Act; and,

**WHEREAS**, the cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

**WHEREAS**, the Board of Chosen Freeholders of Bergen County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the cross-acceptance process,

**NOW, THEREFORE, BE IT RESOLVED** by the Bergen County Board of Chosen Freeholders as follows:

1. That the Bergen County Department of Planning and Economic Development is hereby authorized and directed to carry out the cross-acceptance process as the negotiating entity for Bergen County pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. Seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the Bergen County Department of Planning and Economic Development shall prepare a proposed work program and schedule for negotiating municipal and county cross-acceptance and shall submit said work program and schedule to the New Jersey Office of Smart Growth;
3. That the Bergen County Department of Planning and Economic Development shall prepare a cross-acceptance report and successfully complete the cross-acceptance process;
4. That all other Bergen County Departments and Agencies shall cooperate with the Bergen County Department of Planning and Economic Development and provide information and furnish such documents as may be required; and
5. That the Bergen County Executive is hereby authorized to file application and execute a contract agreement with the State Planning Commission for any financial assistance which may become available for the administration of the cross-acceptance process.

**MEETING  
AGENDAS  
&  
SIGN-IN  
SHEETS**

**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

**NEW JERSEY STATE PLANNING COMMISSION AND  
BERGEN COUNTY CROSS-ACCEPTANCE  
KICKOFF MEETING**

**Thursday, June 17, 2004  
7:00 p.m.**

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**7:00 pm WELCOME AND INTRODUCTIONS**

Welcome and Introduction by Farouk Ahmad, Director of Bergen County Department of Planning and Economic Development

Bergen County Executive Dennis McNerney

Freeholder Chairwoman Valerie Vainieri Huttle

Representative of the New Jersey Office Of Smart Growth

**7:15 – 7:45 PRESENTATION OF PRELIMINARY PLAN, MAP,  
AND CROSS-ACCEPTANCE PROCESS**

Staff of the Office of Smart Growth

**7:45 – 8:00 BERGEN COUNTY CROSS-ACCEPTANCE UPDATE**

Staff of the Department of Planning and Economic Development

**8:00 – 9:00 DISCUSSION AND QUESTIONS AND ANSWERS**

Limited copies of the Preliminary Plan as well as pamphlets and brochures on planning resources from various state agencies are available on the tables. These documents are also available for download from the Office of Smart Growth Website at: <http://www.nj.gov/dca/osg/>. The Department of Planning and Economic Development Website will also include meeting notifications, agendas, and documents. Visit us at: <http://www.co.bergen.nj.us/planning/planning/ca.htm>.

PLEASE SIGN IN

NEW JERSEY STATE PLANNING COMMISSION  
AND BERGEN COUNTY CROSS-ACCEPTANCE  
KICKOFF MEETING

Thursday, June 17, 2004, 7:00 p.m.

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NEW JERSEY STATE PLANNING COMMISSION  
AND BERGEN COUNTY CROSS-ACCEPTANCE  
KICKOFF MEETING

Thursday, June 17, 2004, 7:00 p.m.

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NEW JERSEY STATE PLANNING COMMISSION  
AND BERGEN COUNTY CROSS-ACCEPTANCE  
KICKOFF MEETING

Thursday, June 17, 2004, 7:00 p.m.

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NEW JERSEY STATE PLANNING COMMISSION  
AND BERGEN COUNTY CROSS-ACCEPTANCE  
KICKOFF MEETING

Thursday, June 17, 2004, 7:00 p.m.

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~~REGISTRATION IN~~

NEW JERSEY STATE PLANNING COMMISSION  
AND BERGEN COUNTY CROSS-ACCEPTANCE  
KICKOFF MEETING

Thursday, June 17, 2004, 7:00 p.m.

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Danny Secora	Phes Bergen Board of AG. 168 AINMONT AVE MATTHEW NJ 07430	
Kurt Brassel	Cresskill Planning Board	
x Barry L. Winter	Fair Lawn Planning Bd Chair	
Christoph J. Rutschmann	Village of Ridgewood 131 N. Maple Avenue Ridgewood, NJ 07451	
Patricia Fargach	MAYOR WALLINGTON N.J. 07057	
JAMES FORTAK	Councilman WALLINGTON N.J. 07057	



**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

## **NORTHEAST BERGEN REGIONAL MEETING**

### **AGENDA**

**September 27, 2004**

**7:00 PM**

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**7:00 PM COUNTY PLANNING INITIATIVES**

Transportation; Open Space; Shared Services; GIS and the  
County Master Plan

**7:30 PM CROSS-ACCEPTANCE UPDATE**

Discussion of Common Issues

Cross-Acceptance Procedures and Next Steps

**8:00 PM PLAN ENDORSEMENT GUIDELINES**

Presentation by the State Office of Smart Growth

**8:30 PM QUESTIONS AND OPEN FORUM**

**PLEASE SIGN IN**  
**NORTH EAST REGIONAL CROSS ACCEPTANCE MEETING**  
**MONDAY SEPTEMBER 27, 2004**

Name	Affiliation/Address	Phone/Email
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Peter Kortright	BCPB Planner	201-336-6430
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MIKE HERSON	CROSS ACCEPTANCE COORD ORADELL	201 262 9472
Christine Hayman	NORWOOD CROSS-ACCEPTANCE REP	201-750-9413
Joseph Donald	Office of Sustain Growth	609-292-3732
Betsy Kohn	Sierra Club North Jersey	201-461-4934
Dr Timothy J Eustace	Maywood Council	201 843 3111

**PLEASE SIGN IN**  
**NORTH EAST REGIONAL CROSS ACCEPTANCE MEETING**  
**MONDAY SEPTEMBER 27, 2004**

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Jason Feldman	Project Planner Burgis Associates	201-666-1811
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**PLEASE SIGN IN**  
**NORTH EAST REGIONAL CROSS ACCEPTANCE MEETING**  
**MONDAY SEPTEMBER 27, 2004**

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**PLEASE SIGN IN**  
NORTH EAST REGIONAL CROSS ACCEPTANCE MEETING  
MONDAY SEPTEMBER 27, 2004

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**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

## **NORTHWEST BERGEN REGIONAL MEETING**

### **AGENDA**

**October 4, 2004  
7:00 PM**

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**7:00 PM COUNTY PLANNING INITIATIVES**

Transportation; Open Space; Shared Services; GIS and the  
County Master Plan

**7:30 PM CROSS-ACCEPTANCE UPDATE**

Discussion of Common Issues

Cross-Acceptance Procedures and Next Steps

**8:00 PM PLAN ENDORSEMENT GUIDELINES**

Presentation by the State Office of Smart Growth

**8:30 PM QUESTIONS AND OPEN FORUM**

**PLEASE SIGN IN**  
**NORTH WEST REGIONAL CROSS ACCEPTANCE MEETING**  
**MONDAY OCTOBER 4, 2004**

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**PLEASE SIGN IN**  
**NORTH WEST REGIONAL CROSS ACCEPTANCE MEETING**  
**MONDAY OCTOBER 4, 2004**

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**PLEASE SIGN IN**  
**NORTH WEST REGIONAL CROSS ACCEPTANCE MEETING**  
**MONDAY OCTOBER 4, 2004**

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**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

**SOUTHERN BERGEN REGIONAL MEETING**

**AGENDA**

**October 19, 2004  
7:00 PM**

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**7:00 PM COUNTY PLANNING INITIATIVES**

Transportation; Open Space; Shared Services; GIS and the  
County Master Plan

**7:30 PM CROSS-ACCEPTANCE UPDATE**

Discussion of Common Issues

Cross-Acceptance Procedures and Next Steps

**8:00 PM PLAN ENDORSEMENT GUIDELINES**

Presentation by the State Office of Smart Growth

**8:30 PM QUESTIONS AND OPEN FORUM**

**PLEASE SIGN IN**  
**SOUTHERN REGIONAL CROSS ACCEPTANCE MEETING**  
**TUESDAY OCTOBER 19, 2004**

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GEORGE D. FORD	MAYOR Village of Ridgewood Park	201-641-4950 EXT. 2
Betsy Kohn	Sierra club North Jersey 2400 Hudson Terr Ft Lee	201-461-4534 Betsy.Kohn@aol.com

**PLEASE SIGN IN**  
**SOUTHERN REGIONAL CROSS ACCEPTANCE MEETING**  
**TUESDAY OCTOBER 19, 2004**

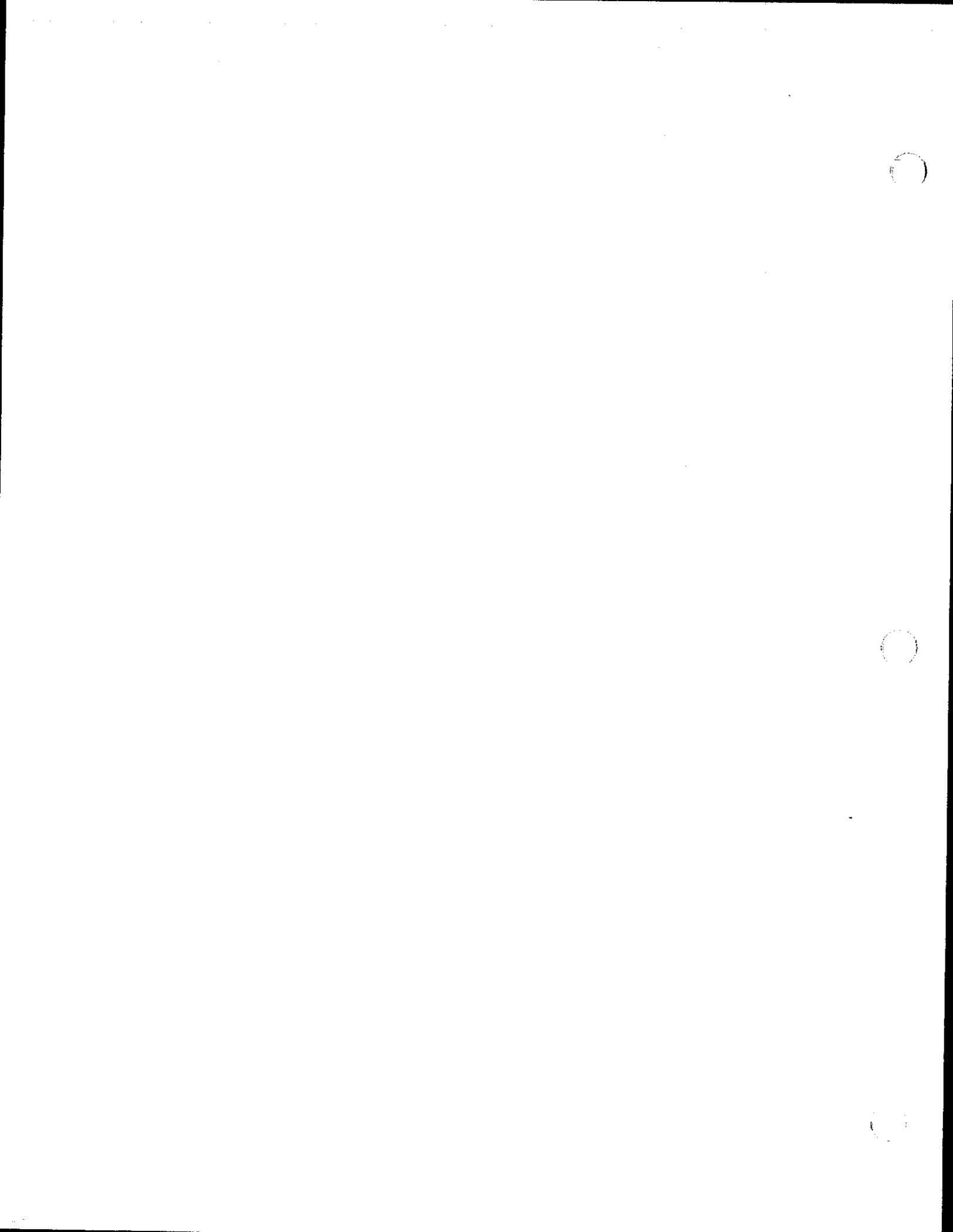
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**PLEASE SIGN IN**  
**SOUTHERN REGIONAL CROSS ACCEPTANCE MEETING**  
**TUESDAY OCTOBER 19, 2004**

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Dennis Schugida	Sierra Club North Jersey Field office 40 Marilyn St. Haledon 07508	973-427-6863
Caroline Reiter	Borough of Hillsdale	201-337-7470 cpstatile@aol.com
Kenneth Albert	City of Englewood	201 569-7590 Kga9east@aol.com
Thomas I. Duch	City of Garfield City Manager	201-294-7234 973-340-2000 TOMDUCH@DATONLINE.NET
John Perkins	Bor of Ridgely	201 390 1550

**PLEASE SIGN IN**  
**SOUTHERN REGIONAL CROSS ACCEPTANCE MEETING**  
**TUESDAY OCTOBER 19, 2004**

Name	Affiliation/Address	Phone/Email
Jason Feldman	Burgis Associates	201-666-1811



**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

**MUNICIPAL MEETING  
AGENDA**

**Township of Teaneck  
September 8, 2004  
11:00 am**

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**Initial Briefing: State Plan and Cross-Acceptance**

**Land Use Overview**

**Environmental Data**

**Historic and Cultural Sites**

**Sewer Service Areas**

**COAH**

**Projections**

**Questionnaire**

**Wrap-Up**

**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

## **MUNICIPAL MEETING AGENDA**

**Municipality**  
**Date**  
**Time**

---

### **Initial Briefing.**

- Provide an overview of the State Plan.
- Provide an overview of the Cross-Acceptance Process.
- Discuss the implications of the State Plan map, regarding permitting and infrastructure investment.

### **Land Use Overview.**

- Provide map, depicting:
  - Digital orthophotograph (Aerials from 2002)
  - Bergen County Parcel Mapping (parcels, rights-of-way)
  - State Plan overlay (Planning Areas, CES, HCS, Delta Map Elements)
  - DEP dataset (Environmental features, Waterbodies)
  - Political subdivisions (Municipal boundaries, etc.)
- Review legend to ensure participants are familiar with map elements.
- Discuss patterns of land use throughout the municipality.

## **Environmental Data.**

- Review whether DEP dataset and State Plan overlay make sense, given on-the-ground conditions and existence of environmental features.
- Review boundaries of environmental features, given other mapping parameters.
- Review development patterns and identify developed versus vacant swaths of land.
- Review municipal parkland and discuss whether the municipality would like to include these on the State Plan map.
- Add/remove/adjust data layers based upon municipal expertise and backing documentation.

## **Historic and Cultural Sites.**

- Review locations of historic and cultural sites throughout the municipality.
- Add/remove/adjust data layers based upon municipal expertise and backing documentation.

## **Sewer Service Areas.**

- Review Sewer Service Area data.
- Review the following set of questions:
  - Is your town fully sewerred?
  - What areas are sewerred and what areas are septic (if applicable)?
  - If an area is septic, does your municipality have future plans to extend sewerred? If yes, when?
  - If town has no intention to build or extend sewer prior to 2020, does the current Planning Area designation accurately reflect this? Presence of sewer service is important in areas targeted for more intensive smart growth.
  - Are any storm and sanitary sewerred combined?
  - Can you provide a sewer map?

## **COAH.**

- Discuss COAH definitions and requirements.
- Review the following set of questions:
  - Is your municipality meeting its COAH requirements?
  - Does the municipality have an approved affordable housing site? If yes, map and label.

## **Projections.**

- Review Regional Agency-generated projections (New Jersey Department of Labor, North Jersey Transportation Planning Authority).
- Review Census 2000 information.
- Review anticipated development patterns and growth potential.
- Discuss projections and adjust based upon municipal expertise.

## **Questionnaire.**

- Review questionnaire with municipal representatives.
- Discuss the policy elements noted throughout the questionnaire.
- Discuss the role of planning at the local, regional, County, and Statewide level, and its impacts on land use and development patterns.
- Discuss the set of planning tools (Master Plan, Zoning Ordinance, municipal ordinances, deed restrictions, County planning initiatives, State Plan resources, Plan Endorsement) available to the municipality.
- Review the role of the Master Plan in outlining where a town is and where it is going, and how it should be used in concert with the Zoning Ordinance, a law aimed at carrying out the Master Plan's policies and objectives.

## Wrap-Up.

- Review earlier questions raised, if any.
- Review role of municipality in Cross-Acceptance process.
- Review what will appear in the Bergen County Cross-Acceptance Report.
- Provide overview of Negotiation Process, anticipated for Spring 2005.
- Provide contact information for representatives at the County, regional, or State Agency level, for further information on issues relevant to particular municipalities.
- Review schedule and deadlines
- Review submission of required documentation, including resolutions of participation.
- Discuss upcoming meetings.
- Discuss relevant County initiatives that may feed into/dovetail with Cross-Acceptance.

**SAMPLE  
CORRESPONDENCE**

# memorandum



Department of Planning & Economic Development  
One Bergen County Plaza • 4<sup>th</sup> Floor  
Tel: (201) 336-6446

**To:** Borough/Township Administrator

**From:** Farouk Ahmad, P.E. *FA*

Director, Department of Planning and Economic Development

**Date:** January 23, 2004

**Re:** State Development and Redevelopment Plan and Cross Acceptance

---

For your information and review. Please distribute to the appropriate parties.

The Bergen County Department of Planning and Economic Development is working diligently to review the Policy Map and Informational Layers that we recently received.

We have determined that the Policy Map includes all changes requested by Bergen County as a result of our previous Cross Acceptance effort. The informational layers, however, contain many errors and are contradictory with respect to policies of the various State Agencies.

We are currently completing a Work Program for the upcoming Cross Acceptance Process and will be sending you informational materials in the upcoming weeks. Please do not hesitate to contact Donna Orbach at 201-336-6438, should you have questions in the meantime.

Dear BORO ADMINISTRATOR/CLERK:

Through Cross Acceptance, the State of New Jersey seeks to provide a simple and uniform process that maximizes input from constituent municipalities in relating their own master plans, zoning ordinances, and planning policies – and, by extension, their individual image and vision – with the overall State Plan.

The County of Bergen shall serve as the negotiating entity to communicate and coordinate the planning efforts of its municipalities, the State, and any regional body that has an impact on planning efforts.

The process as put forth by the County of Bergen will engender the collaborative nature of Cross Acceptance through an iterative approach to reconciling local planning with the broader statewide effort.

In order to relate local plans and policies to the State Plan, the County has provided an informational packet customized for each particular municipality, composed of the following elements:

- ***Land Use Map*** of their municipality showing existing land uses by parcel.
- ***State Plan Map*** overlay upon parcels.
- ***NJDEP environmental mapping layers*** overlay upon parcels.
- ***Fax-back form*** identifying the Planning Board's representative for Cross Acceptance.
- ***Questionnaire*** gauging key municipal Cross Acceptance issues.

So as to best facilitate Cross Acceptance throughout Bergen County, the County has been divided into 6 planning "regions", each consisting of a comparable number of municipalities and sharing many common planning issues, concerns, and opportunities. The County, as negotiating entity, will schedule meetings in each of the regions to distribute information, review the process, and facilitate communication of these issues, concerns, and opportunities.

The questionnaire provided will obtain information on future development anticipated within each municipality, a community's current image and vision for its future, and the use of the State Plan and its policies by the municipality. County Planning staff will synthesize these questionnaires and may provide technical assistance, where applicable.

Base information collected through this process will be compiled to help determine future growth in population and employment, development and redevelopment, and preservation efforts (including farmland and open space initiatives). Specific locations slated for growth will also be identified.

In line with this, the questionnaire will also identify proposed changes to the State Plan and its map – most importantly, where it does not accurately reflect the landscape underlying its designations. Please note that the State Plan map will be used for future permitting and

infrastructure investment. As such it is critical to note whether areas appropriate for development are designated as such by the State (thereby incurring less stringent permitting requirements, and prioritized for infrastructure investment, where available), while areas that are home to critical environmental features or better suited for preservation efforts are accurately designated for more intensive permitting requirements to stave off inappropriate development and/or encourage preservation efforts.

The municipality shall note proposed changes to the State Plan map on the "NJOSG Map Amendment Document" (included in the Questionnaire), as required by the Office of Smart Growth for submission to the State Planning Commission for their comment and action.

We appreciate your cooperation in this very important effort, and look forward to continuing to work closely with you in the process.

# memorandum



Department of Planning & Economic Development  
One Bergen County Plaza • 4<sup>th</sup> Floor  
Tel: (201) 336-6446

**To:** Board of Chosen Freeholders

**From:** Farouk Ahmad

**Date:** April 5, 2004

**Re:** Cross Acceptance of the New Jersey State Development and Redevelopment Plan

---

The State Planning Act of 1985, N.J.S.A. 52:18A-196 et. Seq., empowered the State Planning Commission with the responsibility to prepare, revise and readopt the State Development and Redevelopment Plan (State Plan) and State Plan Policy Map every three years. The State Plan was and is adopted each time using the process called Cross-Acceptance whereby planning policies and mapping are reviewed by government entities at all levels while providing an opportunity for the public to influence the development of these policies. The county role in Cross-Acceptance, aside from its own reviews, is to serve as the negotiating entity between our 70 municipalities and the State Planning Commission regarding policy and mapping changes.

The Bergen County Department of Planning, as well as the State Planning Commission anticipates that during the upcoming Cross-Acceptance there will be discussion about the mapping criteria depicted on the State Plan Policy map since it now contains layers of new data from the Department of Transportation (DOT), Department of Environmental Protection (DEP), Department of Agriculture (AG), and the Council on Affordable Housing (COAH).

**It is expected that upon adoption of the State Plan and Map in May 2005, the specific permits and approvals required for any development and redevelopment from State Agencies (especially the DEP) will be based upon this mapping. For this reason, it is imperative to focus our efforts, together with the municipalities, to insure the map accurately reflects environmental features which must be protected (groundwater recharge, proximity to potable water sources, identified open space initiatives, non-sewered service areas, steep slopes, etc.) as well as historic and cultural resources, COAH sites, and park and recreation areas.**

The New Jersey State Planning Commission will be launching Cross-Acceptance III with the release of the Preliminary State Development and Redevelopment Plan and Policy Map on April 21, 2004. As part of this effort, the County is required to submit to the State Planning Commission, through the Office of Smart Growth, a Resolution from the Board of Chosen Freeholders authorizing the following:

- That the Department of Planning and Economic Development will participate and carry out the Cross-Acceptance process as serve as the negotiating entity for Bergen County as it has done in the past two rounds of Cross-Acceptance (Resolution attached);
- That the Department of Planning and Economic Development will prepare and submit a proposed work program and schedule for negotiating municipal and county cross-Acceptance to the New Jersey Office of Smart Growth (attached);
- That the Bergen County Department of Planning and Economic Development shall prepare a Cross-Acceptance report and successfully complete the Cross-Acceptance process;
- That all other Bergen County Departments and Agencies shall cooperate with the Bergen County Department of Planning and Economic Development and provide information and furnish such documents as may be required; and
- That the Bergen County Executive is authorized to file application and execute a contract agreement with the State Planning Commission for any financial assistance which may become available for the administration of the Cross-Acceptance process (grant application attached).

The Department's proposed work program and schedule for Cross-Acceptance as proposed by the State Planning Commission is attached.



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**

ONE Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

April 30, 2004

Mayor  
Borough of  
Address  
New Jersey

**Re: Appointing a Municipal Representative to participate in Cross-Acceptance III for the second renewal of the *New Jersey State Development & Redevelopment Plan***

Dear Mayor :

In 2001, the New Jersey State Planning Commission adopted the second New Jersey State Development and Redevelopment Plan. The time is upon us again to reexamine and revise this Plan, which this time holds key development and infrastructure investment implications. The Cross-Acceptance of the new Plan will commence at a Countywide Kickoff Meeting on Thursday, June 17, 2004 at 7:00 PM at the Law and Public Safety Institute in Mahwah. An agenda for this meeting will be sent under separate cover by the New Jersey Office of Smart Growth.

In the meantime, we have included a form that asks you to appoint a representative who will represent your municipality during Cross-Acceptance, and to ask him or her to join you in attending this Kickoff Meeting.

Bergen County will have approximately six (6) months in which to complete our Cross-Acceptance report for the county and our seventy (70) municipalities. The Bergen County Department of Planning and Economic Development will be acting as the coordinating entity in carrying out Cross-Acceptance.

Each municipality's responsibility in this process starts with the following three steps:

1. To appoint an official municipal representative as your regular liaison to the county throughout the process -- someone who is familiar with municipal master plans, ordinances and policies. As Mayor, you are of course always welcome to participate throughout the process;
2. Adopt a municipal resolution (sample attached) to denote your municipality's participation in Cross-Acceptance; and
3. To update the county's existing files and databases containing all municipal Master Plans, Land Development Regulations, and Capital Budgets. We will send a questionnaire to your Cross-Acceptance representative to provide this information. Your Master Plan documents and local ordinances are particularly important to Cross-Acceptance this time, in that their stated goals, policies and implementation mechanisms are to be reviewed to see how they match the new State Plan as well as to identify environmentally sensitive features in your community that should be preserved and protected. If the State Plan is to protect certain areas of your municipality, *you need to provide documentation as to how your municipality is working to protect these areas as well.*

Please fax back the Cross-Acceptance Municipal Representative form as soon as possible. We ask that you, a Governing Body representative, and the Planning Board Chairperson sign this form so that all are aware who is your representative and to serve as their liaison to the County and State in this effort. Please fax back the information by May 14, 2004 to:

**Bergen County Department of Planning and Economic Development**  
**Fax Number: 201-336-6449**

If you have any questions, please do not hesitate to contact Ms. Linda Jones of the Bergen County Department of Planning & Economic Development:

Ms. Linda Jones  
**Bergen County Department of Planning and Economic Development**  
One Bergen County Plaza, 4<sup>th</sup> Floor  
Hackensack, NJ 07601-7000  
Tel. No. 201-336-6446  
Email: [ljones@co.bergen.nj.us](mailto:ljones@co.bergen.nj.us)

**OR**

**Visit the Bergen County Cross-Acceptance III Website**  
**<http://www.co.bergen.nj.us/planning/planning/ca.htm>**

The big incentive for all of us, county and municipalities alike, is that investments and permits will be tied to how our communities are mapped, what our individual planning policies are, and on how your local policies support the map. Naturally, we want to succeed, individually and as a region. We

Cross-Acceptance  
April 30, 2004  
Page 3

are a mature, inner suburb – nearly fully developed. Our investments should be geared to sustaining our economic strength and protecting our environmental assets.

As in the past, any municipality may file its own Cross-Acceptance report with the State Planning Commission.

We look forward to seeing you at the Kickoff Meeting and in our collaboration throughout this round of Cross-Acceptance.

Sincerely,

Dennis McNerney  
Bergen County Executive

Farouk Ahmad, P.E.  
Director, Department of Planning &  
Economic Development

cc: Members of the Bergen County Board of Chosen Freeholders:  
Valerie Vainieri Huttie, Freeholder Chairwoman  
James M. Carroll, Freeholder Vice Chairman  
Freeholder David L. Ganz  
Freeholder Bernadette P. McPherson  
Freeholder Richard A. Mola  
Freeholder Elizabeth Randall  
Freeholder Louis A. Tedesco, Jr.

# memorandum



Department of Planning & Economic Development  
One Bergen County Plaza • 4<sup>th</sup> Floor  
Tel: (201) 336-6446

**To:** Board of Chosen Freeholders  
**From:** Farouk Ahmad  
**Date:** April 30, 2004  
**Re:** Cross-Acceptance Kickoff Meeting for the  
State Development and Redevelopment Plan and Policy Map

---

Attached for your information is a packet being sent out to our 70 mayors, announcing the Kickoff Meeting for Cross-Acceptance of the State Development and Redevelopment Plan. This meeting is scheduled for **Thursday, June 17, 2004 at 7:00 pm at the Law and Public Safety Institute in Mahwah.** I encourage you to attend this meeting, at which the Office of Smart Growth will present the Preliminary Plan, illustrate proposed changes to the accompanying map, and explain the Cross-Acceptance Process. Background information on the Plan and the Cross-Acceptance process is presented below.

\* \* \* \* \*

The State Planning Act of 1985 empowered the State Planning Commission with the responsibility to prepare, revise, and readopt the State Development and Redevelopment Plan and its accompanying Policy Map every three years. The previous State Plan was adopted in March 2001. On April 28, 2004, the State Planning Commission released the preliminary State Plan for reexamination through a process known as Cross-Acceptance.

Cross-Acceptance is an ambitious process, in which all levels of government seek to review, examine, and "Cross -Accept" the goals, policies, and objectives of the State Plan. The Planning Act also provides for the counties to serve as the negotiating entity between the State and its constituent municipalities throughout Cross-Acceptance. As specified in a recent resolution, the Bergen County Department of Planning and Economic Development will serve as the official negotiating entity for the County and, as such, will coordinate all Cross-Acceptance activities.

This round of Cross-Acceptance features a number of significant changes. As a result of these changes, the County's role takes on added importance. These changes entail the following:

- **Participation of State Agencies** (The Departments of Community Affairs, Transportation, Agriculture, Treasury, and the Council on Affordable Housing). Each agency's goals and policies will be incorporated into the Plan, with special attention to ensure that one agency's goals, objectives, and programs do not contradict another's.
- **Role of the Map.** Another important change is the role of the State Plan map. The intent here is to use the map to promote smart growth, and corollary preservation of environmental resources. To achieve this end, Development Permitting will be attached to the map – with more stringent permit procedures in environmentally sensitive areas, and conversely, streamlined permitting in areas designated for Smart Growth. The State has also discussed the potential for the Map to aid in prioritizing funds and directing future infrastructure investments into those areas that make the most sense – the Smart Growth areas. These areas will be prioritized for much-needed infrastructure investment.
- **Public Outreach Efforts.** This initial kickoff meeting is not the only forum municipalities and local officials will have into the process. Regional Outreach Meetings will be held to discuss broader-reaching issues related to the State Plan – and any other planning and development related concerns our constituent municipalities may have. These meetings will be conducted for each of our 6 planning areas throughout the County, and will provide a forum to discuss issues both common to the overall area, and particular to that individual community. In addition, in order to capture more localized and specific issues of concern to the municipalities, the Department has applied to the Office of Smart Growth for a grant to enable us to reach out individually to each of our 70 municipalities, to guide them on specific policy or mapping issues, and help them to voice items of concern and draft changes to the overall State Plan Map.

Please do not hesitate to contact Donna Orbach or Christopher Helms of my staff should you have any questions or require additional information on the State Plan or the Cross-Acceptance Process.



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**  
One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

June 24, 2004

Mayor  
Municipality  
Address  
City, State, Zip

**RE: Participation in Cross-Acceptance III**

Dear Mayor:

As you may be aware, Bergen County will have approximately five (5) months in which to complete our Cross-Acceptance report for the county and our seventy (70) municipalities. The Bergen County Department of Planning and Economic Development has been designated as the coordinating and negotiating entity in carrying out Cross-Acceptance.

Each municipality's responsibility in this process starts with the following three steps:

1. To appoint an official municipal representative as your regular liaison to the county throughout the process -- someone who is familiar with municipal master plans, ordinances and policies. As Mayor, you are of course always welcome to participate throughout the process;
2. Adopt a municipal resolution (sample attached) to denote your municipality's participation in Cross-Acceptance; and
3. To update the county's existing files and databases containing all municipal Master Plans, Land Development Regulations, and Capital Budgets. We will send a questionnaire to your Cross-Acceptance representative to provide this information. We will also arrange to meet individually with your town to review and correct the State Plan Map. Once you have

appointed a Cross-Acceptance Representative, we will work through your representative to schedule this meeting. Your Master Plan documents and local ordinances are particularly important to Cross-Acceptance this time, in that their stated goals, policies and implementation mechanisms will be reviewed to see how well they match the State Plan as well as to identify environmentally sensitive features in your community that you would like to see preserved and protected. If the State Plan is to protect certain areas of your municipality, *you need to provide documentation as to how your municipality is working to protect these areas as well.*

**To date, we have not received your appointment of a Cross Acceptance representative. You may accomplish this by faxing back the Cross-Acceptance Municipal Representative form as soon as possible.** We ask that you, a Governing Body representative, and the Planning Board Chairperson sign this form so that all are aware who is your representative and to serve as their liaison to the County and State in this effort. Please fax back the information as soon as possible.

**Bergen County Department of Planning and Economic Development  
Fax Number: 201-336-6449  
Attention Ms. Linda Jones**

If you have any questions, please do not hesitate to contact Ms. Laura LiVecchi of the Bergen County Department of Planning & Economic Development:

**Ms. Laura LiVecchi  
Bergen County Department of Planning and Economic Development  
One Bergen County Plaza, 4<sup>th</sup> Floor  
Hackensack, NJ 07601-7000  
Tel. No. 201-336-6433  
Email: [llivecchi@co.bergen.nj.us](mailto:llivecchi@co.bergen.nj.us)**

**OR**

**Visit the Bergen County Cross-Acceptance III Website  
<http://www.co.bergen.nj.us/planning/planning/ca.htm>**

The big incentive to participate in Cross-Acceptance is that investments and permits will be tied to how our communities are mapped, what our individual planning policies are, and on how your local policies support the map. Naturally, we want to succeed, individually and as a region. We are a mature, inner suburb – nearly fully developed. Our investments should be geared to sustaining our economic strength and protecting our environmental assets.

As in the past, any municipality may file its own Cross-Acceptance report with the State Planning Commission.

**If your municipality should choose not to participate in Cross-Acceptance, written confirmation will be required for our County Cross-Acceptance Report. Please forward**

**written notification of non-participation to Ms. Laura LiVecchi, Cross-Acceptance  
Coordinator, One Bergen County Plaza, 4<sup>th</sup> Floor, Hackensack, NJ 07601.**

Sincerely,

Farouk Ahmad, Director  
Bergen County Department of Planning and Economic Development



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**  
One Bergen County Plaza • 4<sup>th</sup> Floor • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

June 29, 2004

Ms. Megan Lang  
Area Planner

NJ Department of Community Affairs  
Office of Smart Growth  
101 South Broad Street  
P.O. Box 204  
Trenton, NJ 08625-0204

Dear Ms. Lang,

We at the County were delighted to host the Cross-Acceptance Kick-Off Meeting on June 17, 2004. We were especially pleased at the strong presence from the Office of Smart Growth including Executive Director Zellner and yourself.

As Bergen County begins the Cross-Acceptance process and prepares to take on its role as the negotiating entity for our seventy municipalities, several important issues regarding the Preliminary State Development and Redevelopment Plan have been raised. To continue the Cross-Acceptance process, we seek clarification from the Office of Smart Growth (OSG) on these matters. Specifically, they are:

**Municipal Parks, Ball fields, and Golf Courses:** We would like to know how to map these features consistent with the Office of Smart Growth. The Preliminary State Development and Redevelopment Plan shows these features as Planning Area 1, Planning Area 5, Planning Area 6 and Critical Environmental Sites (CES). Should we assume that such areas can only be designated as CES or PA5 if they contain a critical environmental feature as show in the Department of Environmental Protection (DEP) dataset? Are the parks, ball fields, and golf courses that do not to be mapped as PA6? Also, should we consider whether municipal parks receive Green Acres funding, as the use of such funds prevents future development?

**C1 Waters and their associated buffers:** We would like to know how these areas are to be mapped. Will the DEP be responsible for mapping the C1 waters and their buffers and will they provide this data in GIS format? Should we assume that an area mapped as C1 waters

*and their associated buffers* is a critical environmental feature and therefore can be designated as either a CES or as PA5 depending its size and geometry?

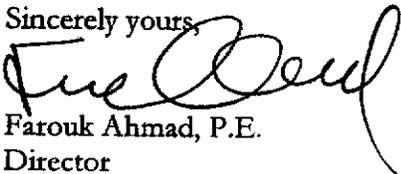
**Non-Sewer Service Areas:** We would like to know how to map these areas and what policy guidelines govern these areas. Should we assume that Non-SSA areas are areas where growth is to be discouraged, and therefore, should be mapped as either a CES or as PA5 depending on its size and geometry, even if Non-SSA areas have no other critical environmental features? If a municipality intends to install sewers in such areas by 2020, should they be mapped as PA2? Such areas are currently mapped as PA1.

**Technical map corrections:** We would like to know the procedure for technical map corrections to ensure that such work is done consistently between the OSG and the DEP, and to clarify when it is appropriate. For example, if a community has identified underlying features that call for a Planning Area change, are these to go through the map amendment process and negotiations or will these types of changes only be available if a municipality chooses plan endorsement? Our concern is that minor changes to a Planning Area, CES, or environmental feature on our part will result in two different data sets bearing the same or similar names. Such differences between our dataset and the original dataset provided by OSG or DEP could cause confusion later in the Cross-Acceptance Process.

**Property (Block and Lot) Lines:** We would like to know whether an effort should be made to have Planning Area and CES designations conform to Property (Block and Lot) Lines. Although it is clear that critical environmental features *do not* conform to these lines, basing Planning Area and CES designations solely on them results in many properties being split into two Planning Areas or an area of CES and non-CES. We are concerned that this will hamper the Cross-Acceptance Process at the municipal level because municipal master plans and zoning ordinances are nearly always consistent with property lines, and local efforts to protect a Planning Area or CES will not conform to the intended designations of the State Plan.

We at the County look forward to clarification on these issues from the Office of Smart Growth. Bergen County is dedicated to completing the Cross-Acceptance Process promptly and we hope to continue our strong partnership with your office to accomplish this goal.

Sincerely yours,



Farouk Ahmad, P.E.

Director

Department of Planning and Economic Development

cc: Adam Zellner, Office of Smart Growth  
Donna Orbach, Bergen County  
Chris Helms, Bergen County  
Kenneth Aloisio, Bergen County  
Laura LeVecchi, Bergen County



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**  
One Bergen County Plaza • 4<sup>th</sup> Floor • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

July 7, 2004

Mr. Adam Zellner, Executive Director  
New Jersey Office of Smart Growth  
Department of Community Affairs  
PO Box 204  
Trenton, New Jersey 08625-0204

Dear Adam;

Bergen County is well on its way in the Cross-Acceptance Process, having completed our Kick-off Meeting on June 17, 2004 and have begun our outreach efforts with our 70 municipalities. We have well over fifty percent of our municipalities participating in Cross-Acceptance III, and we continue to encourage those remaining on the importance of participating.

It is already evident from the few municipal meetings that we have attended thus far, that there is good planning occurring throughout the County, and that there are numerous mapping issues that stem from the DEP data that must be addressed during Cross-Acceptance. For this reason, I must request at this time, an extension for Bergen County's Cross-Acceptance Process. If we remain on-track, I believe we can complete our 70 municipal outreach meetings and six Regional Meetings by the end of the year, and have a draft Cross-Acceptance Report for municipal comment and review by the end of January 2005.

We look forward to working with the Office of Smart Growth towards a successful Cross-Acceptance program. Please do not hesitate to contact me if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Farouk Ahmad".

Farouk Ahmad, Director  
Department of Planning and Economic Development

Cc: Donna Orbach, Bergen County Department of Planning  
Megan Lang, New Jersey Office of Smart Growth



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**  
One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

July 7, 2004

Cross Acceptance Representative  
Name  
Address  
City, State, Zip

**Re: Municipalities participating in Cross Acceptance III, but not at kick-off meeting;  
Cross-Acceptance packets**

Dear Cross Acceptance Representative:

Enclosed, please find the information packets distributed at the June 17<sup>th</sup> Kick-Off meeting regarding Cross-Acceptance III. Please review the information enclosed.

The first item enclosed is entitled "Cross Acceptance Municipal Questionnaire". Please review the entire questionnaire, completing as much information as possible. You may wish to reach out to your planning Board, DPW, and other municipal representatives to assist you in collecting the requested information. The purpose of the questionnaire is to assist the county in updating existing files and databases containing all municipal Master Plans, Land Development Regulations, and Capital Budgets. We will also use this information to compile the County's Cross-Acceptance Report. Your Master Plan documents and local ordinances are particularly important to Cross-Acceptance this time, in that their stated goals, policies and implementation mechanisms are to be reviewed to see how they match the State Plan as well as to identify environmentally sensitive features in your community that should be preserved and protected. If the State Plan is to protect certain areas of your municipality, you need to provide documentation as to how your municipality is working to protect these areas as well.

In order to capture more localized and specific issues of concern to the municipalities, we will be reaching out to each of our 70 municipalities, to guide them on specific policy or mapping issues, and help them to voice items of concern and draft changes to the overall State Plan Map. The

county appointed Cross Acceptance coordinator, Laura LiVecchi, will be reaching out to each Cross Acceptance Representative to arrange a meeting to review the questionnaire and discuss the State Plan Map. In the fall, we will be conducting six (6) Regional Meetings throughout the county to discuss broader issues of concern affecting your specific area of the county. Such topics may include transportation, open-space, shared services, GIS, water and environmental infrastructure. If you have any question, or you wish to schedule your municipality's meeting, you may contact Ms. LiVecchi at 201.336.6433 or via email [llivecchi@co.bergen.nj.us](mailto:llivecchi@co.bergen.nj.us)

Please note that additional questionnaires may be printed from our web site  
<http://www.co.bergen.nj.us/planning/planning/ca.htm>

Sincerely,

Farouk Ahmad, Director  
Bergen County Department of Planning and Economic Development



**COUNTY OF BERGEN  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**

One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

August 16, 2004

Dear Cross Acceptance Representative:

To date we have not had the opportunity to coordinate a meeting to review the Preliminary NJ State Plan Map for your municipality. As the clock is ticking on this important planning process, please contact the County's Cross-Acceptance Coordinator, Laura LiVecchi, as soon as possible to arrange a meeting to review the map. Ms. LiVecchi can be contacted at (201) 336-6433, or via email at [llivecchi@co.bergen.nj.us](mailto:llivecchi@co.bergen.nj.us). Your input is especially important as the New Jersey Office of Smart Growth (OSG) and the New Jersey Department of Environmental Protection (NJDEP) have noted that development permitting will be based upon how land is mapped in the State Plan.

For your information, the State Plan map for your municipality is enclosed. In addition, below you will find a list of review questions pertaining to the information shown on the map. Other questions are for information for the County's Cross-Acceptance III Report.

1. Please look at the Proposed Critical Environmental Sites (CES) shown on the map (if any). For information on how CESs are mapped, go to:

[http://www.state.nj.us/dca/osg/plan/stateplan/map\\_historic.shtml](http://www.state.nj.us/dca/osg/plan/stateplan/map_historic.shtml)

Are there any CESs that should be altered, removed, or added? If a municipality would like to add a CES, documentation must be provided to illustrate that the area in question is being protected through municipal ordinance or other mechanism.

2. Please look at the Historic or Cultural Sites (HCS) shown on the map (if any). For information on HCSs, please go to OSG's website at:

[http://www.state.nj.us/dca/osg/plan/stateplan/map\\_historic.shtml](http://www.state.nj.us/dca/osg/plan/stateplan/map_historic.shtml)

Are there any HCSs that should be altered, removed, or added? If the municipality would like to add a HCS, documentation must be provided to illustrate that the site appears on a current Historic Register and is being protected through municipal ordinance, Historic Preservation Plan Element, or other mechanism.

3. Please note the portion of the legend entitled: "Environmental and Landscape Features." The web addresses below provides metadata (i.e., data about the data) about the specific data layers (for example, what the data layer contains, how the layer was developed, etc.).

<http://www.state.nj.us/dep/gis/crossaccept.htm>

Is there any data shown on the map that should be added, removed, or altered? Please note that this information was provided by the NJDEP, who note that the information is dated and not necessarily correct. Please provide relevant information about each layer affected (Open Water, Wetlands, Critical Sub-Watersheds, Ground Water Recharge Areas, Dedicated Open Space, Critical Habitats, Non-Service Sewer Area), and the means by which it needs to be corrected.

4. Is your town fully sewerred? If "NO", what areas are sewerred and what areas are septic? In the case of areas that are currently septic, are there plans to install sewer infrastructure? If "YES", when? Are any storm and sanitary sewers combined? Can you provide a sewer map?
5. Does your municipality have an approved affordable housing site? If "YES", the site needs to be mapped and labeled. Are you meeting your COAH (<http://www.state.nj.us/dca/coah/>) requirements?
6. Would the municipality like their parks and recreation areas mapped? If "YES", the municipality must provide documentation that this land is being protected (for example a deed restriction) and will not be developed.
7. Has your municipality provided the County with a copy of the Resolution stating the municipality's participation in this round of Cross-Acceptance? If "NO", the municipality must provide a copy of the Resolution for the report to be filed with the State.

Your expertise is of paramount importance because – as the State Plan and the County recognize -- you know your community best. As such, municipal participation is crucial to the overall process. So, thank you in advance for your input.

Sincerely yours,

Farouk Ahmad, Director  
Department of Planning and Economic Development



**State of New Jersey**  
 DEPARTMENT OF COMMUNITY AFFAIRS  
 OFFICE OF SMART GROWTH  
 PO Box 204  
 TRENTON NJ 08625-0204

JAMES E. MCGREEVEY  
 Governor

SUSAN BASS LEVIN  
 Commissioner

August:

Post-It® Fax Note	7671	Date	Aug 9, 04	# of pages	2
To	Donna Orbach	From	Hogan Land		
Co./Dept.	Bergen Co.	Co.	Office of Smart Growth		
Phone #		Phone #	609 633 7739		
Fax #	201 336 6449	Fax #			

Mr. Farouk Ahmad, P.E., Director  
 Department of Planning and Economic Development  
 One Bergen County Plaza, 4<sup>th</sup> Floor  
 Hackensack, NJ 07601-7076

Dear Mr. Ahmad,

It was a pleasure to meet with you and the Department of Planning and Economic Development on June 17, 2004 at the Cross-acceptance informational meeting. We felt that it was an excellent working session, with thoughtful questions and comments from the audience. Thank you for hosting the meeting.

In response to your letter, I would like to take this opportunity to address the items that you requested clarification on, where possible. However, it must be stated that many of the questions posed in your letter have statewide policy implications. It is the position of the Office of Smart Growth that these statewide policy determinations will be discussed and agreed upon during the course of Cross-acceptance.

**With regard to municipal parks, ball fields, and golf courses:**

The Office of Smart Growth is always glad to have additional information for the State Development and Redevelopment Plan Policy Map. We would welcome an updated informational layer of permanently preserved municipal parks in Bergen County, providing this data is submitted according to the Technical Mapping Guidelines in the 2004 Cross-acceptance Manual.

**With regard to C1 waters and their associated buffers:**

C1 waters are currently shown on the Preliminary Plan Map for reference. Due to the scale of the map, we have chosen not to delineate the 300-foot buffers. We are seeking input from the county planning departments as to what role the C1 waters should have in the designation of planning areas and CESs.

**With regard to non-sewer service areas:**

The mapping of non-sewer service areas is a policy issue that we hope to discuss over the course of the Cross-acceptance process. At this time, there is not a rule to rely upon for mapping these areas and rather, we will look to the recommendations of the county planning departments made during Cross-acceptance before establishing a firm rule.

**With regard to technical map corrections:**

The Cross-acceptance Manual states that "the State Planning Commission believes that except for amendments to the State Plan Policy Map that would result from changes to policies in the State Plan or data discrepancies, the discussion of site-specific or individual parcel amendments based on development interest, or the like, should occur as part of Plan Endorsement." (p. 32)

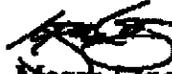
In the case of mapping changes predicated upon changes in state policy, such as the new environmental data, it is our belief that these mapping changes can happen within the Cross-acceptance process. Corrections or additions proposed by municipalities to the data layers sent out by the Office of Smart Growth should be submitted to both the County and the Office of Smart Growth. The additions of new Critical Environmental Sites or changes in planning areas due to changes in environmental data can be incorporated into the Cross-acceptance process.

**With regard to property (block and lot) lines:**

At this time, the State Development and Redevelopment Policy Map does not map to a level consistent with parcel data. Not all counties have parcel data. We are currently evaluating the reasons for and against incorporating parcel level data into the State Plan Policy Map. This mapping option will continue to be discussed throughout the Cross-acceptance process.

Your letter has been added to the Bergen County Cross-acceptance file and the points that you have raised will be part of the planning discussion that we having statewide. We hope that the information provided in this letter will provide some guidance through the Cross-acceptance process. We look forward to continuing to work together.

Sincerely,



Mogan Lang, Area Planner

ML:ml

c: Adam Zellner, Executive Director, Office of Smart Growth  
State Planning Commission

**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

**COUNTY OF BERGEN  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**

One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076

Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

September 13, 2004

Mayor  
Borough  
Address  
City, State Zip

Dear Mayor Name:

As of yet, the County has not received a response of participation or non-participation from your municipality regarding Cross Acceptance III. ***At this time we must insist that you submit your decision by September 27 2004.*** If your municipality should choose not to participate in Cross-Acceptance, written confirmation will be required for our County Cross-Acceptance Report. Please forward written notification of non-participation to Mr. Farouk Ahmad, Director of Planning and Economic Development, One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601.

If you choose to participate your municipality's responsibility in this process starts with the following steps:

1. Appoint an official municipal representative as your regular liaison to the county throughout the process -- someone who is familiar with municipal master plans, ordinances and policies. Please fill out and FAX the attached Municipal Cross-Acceptance Representative Form. As Mayor, you are of course always welcome to participate throughout the process.

2. Adopt and submit to the County, a municipal resolution (sample attached) to denote your municipality's participation in Cross-Acceptance.
3. Update the county's existing files and databases containing all municipal Master Plans, Land Development Regulations, and Capital Budgets. We have included a questionnaire to give to your Cross-Acceptance representative to provide this information. Your Master Plan documents and local ordinances are particularly important to Cross-Acceptance this time, in that their stated goals, policies and implementation mechanisms are to be reviewed to see how they match the new State Plan as well as to identify environmentally sensitive features in your community that should be preserved and protected. If the State Plan is to protect certain areas of your municipality, you need to provide documentation as to how your municipality is working to protect these areas as well.
4. Contact the County's Cross-Acceptance Coordinator to set-up a meeting to review the Preliminary State Plan Map of your municipality. Please contact Laura LiVecchi at 201 336 6433 or via email at [livecchi@co.bergen.nj.us](mailto:livecchi@co.bergen.nj.us). Please note: DEP development permitting will be attached to information on the map. The big incentive for all of us, county and municipalities alike, is that investments and permits will be tied to how our communities are mapped, what our individual planning policies are, and on how your local policies support the map. For this meeting to be a success those that should attend could include the following: an environmentalist, historian, planner, zoning board member and DPW manager – those individuals that know your town the best. If a meeting with your municipality is unable to be set up before your town's scheduled regional meeting, the regional meeting will be your meeting with the county. Please see attached letter regarding the regional meetings.

Naturally, we want to succeed, individually and as a region. We are a mature, inner suburb – nearly fully developed. Our investments should be geared toward sustaining our economic strength and protecting our environmental assets.

Sincerely,

Laura LiVecchi  
Bergen County Cross Acceptance Coordinator

*SAMPLE RESOLUTION*

***RESOLUTION AUTHORIZING PARTICIPATION OF THE BOROUGH  
OF \_\_\_\_\_ IN THE STATE DEVELOPMENT AND  
REDEVELOPMENT PLAN (State Plan) CROSS-ACCEPTANCE PROCESS***

**WHEREAS**, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. Seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

**WHEREAS**, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

**WHEREAS**, the primary duty and responsibility for the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan," and,

**WHEREAS**, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the cross-acceptance process to be conducted under the Act; and,

**WHEREAS**, the cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

**WHEREAS**, the Bergen County Board of Chosen Freeholders has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the cross-acceptance process,

**WHEREAS**, the Governing Body of the (Borough/City/Township/Village of) \_\_\_\_\_ has concluded that it is appropriate, necessary and in the

municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board, in the cross-acceptance process,

**NOW, THEREFORE, BE IT RESOLVED** by the  
(Borough/City/Township/Village of) \_\_\_\_\_ as follows:

1. That the (Borough/City/Township/Village of) \_\_\_\_\_ is hereby authorized and directed to carry out the cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. Seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose:
2. That the Municipal Planning Board shall appoint a Cross-Acceptance representative responsible for participating in County-sponsored meetings, workshops, and questionnaires, as well as communicating information between the Municipal Planning Board, governing body, and County Cross-Acceptance coordinators. An alternate representative may also be appointed to represent the municipality should the primary representative be unavailable to fulfill his/her responsibilities.

**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

**COUNTY OF BERGEN  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**

One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076

Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

October 6, 2004

Name  
Address  
Town, State, Zip

Dear Cross-Acceptance Representative:

Enclosed, please find population and employment projections for Bergen County, as generated by the North Jersey Transportation Planning Authority in order to feed into their regional modeling efforts. These may serve as a good tool for guidance in coming up with the municipal population and employment projections required for Cross-Acceptance.

Please review the projections for the Horizon Year 2025 for your particular municipality, and determine whether these numbers make sense for the year 2025, based on the growth envisioned for your municipality. Where you feel these numbers do not make sense, please provide an alternative projection. This number will be presented within the Cross Acceptance Report issued to the New Jersey Office of Smart Growth.

Thank you for your assistance in this effort.

Sincerely,

**Laura LiVecchi**  
Bergen County Cross Acceptance Coordinator

**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

**COUNTY OF BERGEN  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**

One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076

Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

October 8, 2004

«FirstName» «LastName»  
«Address»  
«Town», «NJ» «Zip»

Dear Cross Acceptance Representative:

Thank you for participating in this, the third round of Cross-Acceptance. At this time, if you have not met with the County regarding any questions or comments, please plan on attending the Regional Meeting scheduled for October 19, 2004. After an extensive outreach effort, this will be the final opportunity for each municipality to meet directly with the County Cross-Acceptance team. Note that representatives of the New Jersey Office of Smart Growth and the Department of Environmental Protection will be on-hand at this meeting to answer all of your State Plan-related questions.

Please also note that the deadline to submit questionnaires and map amendment documents (along with supporting documentation) is Tuesday, October 26, 2004. If your municipality has not yet submitted a Resolution authorizing participation in Cross-Acceptance, please do so by this deadline.

Of course, we are relying upon expertise at the municipal level to assist in our efforts, and should you have any changes, questions, or concerns, please do not hesitate to contact me at (201) 336-6433, or via email at [llivecchi@co.bergen.nj.us](mailto:llivecchi@co.bergen.nj.us).

Thank You,

Laura LiVecchi  
Cross-Acceptance Coordinator  
Bergen County Department of Planning and Economic Development



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**  
One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

November 30, 2004

Name  
Address  
Town

**RE: CROSS-ACCEPTANCE FINAL NOTICE  
FOR YOUR IMMEDIATE ATTENTION**

Dear Cross-Acceptance Representative:

Thank you for participating in this, the third round of Cross-Acceptance. At this time, the Comparison Phase of Cross-Acceptance is rapidly coming to a close. If you have submitted your municipality's resolution, questionnaire, and map amendments, accompanied by source documents, thank you for your input. This information will be reflected in our Cross-Acceptance Report to the Office of Smart Growth. For those municipalities that have not yet submitted this information, the deadline for submission to the County is Wednesday, December 8, 2004. Should your municipality not participate in this round of Cross-Acceptance, a resolution of non-participation is also due to the County by the same date.

After this date, the County will be unable to accept any of these documents. Instead, they should be submitted directly to the New Jersey Office of Smart Growth, to the attention of Chuck Latini. His contact information follows:

Address  
clatini@dca.state.nj.us  
Phone: (609) 633-7734

The County's Draft Cross-Acceptance Report will be distributed to each municipality by the end of December. A public hearing for discussion and comment on this Draft Report will be held on January 19, 2005 at 7:00 PM. After this, the Final Cross-Acceptance Report will be completed, incorporating comments from the hearing, and delivered to the State.

If you have any questions regarding your municipality's submissions, please contact our Cross-Acceptance Coordinator, Laura LiVecchi, at (201) 336-6433, via fax at (201) 336-6449, or via email at [llivecchi@co.bergen.nj.us](mailto:llivecchi@co.bergen.nj.us).

Please note that the next phase – the Negotiation Phase – is due to begin in the late winter/early spring. During this phase, any amendments that are denied by the State will be up for discussion. Municipal representatives will be invited to the Negotiation Sessions to present important support documentation and argue their case in coordination with the County representatives.

Thank you for your immediate attention to this matter, and we look forward to working with you during the upcoming Negotiation Phase.

Sincerely,

Farouk Ahmad, P.E.  
Director, Bergen County Department of Planning & Economic development



**COUNTY OF BERGEN**  
**DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT**  
One Bergen County Plaza • 4<sup>th</sup> Floor. • Hackensack, N.J. 07601-7076  
Tel. (201) 336-6446 • Fax (201) 336-6449

**Dennis McNerney**  
*County Executive*

**Farouk Ahmad, P.E.**  
*Department Director*

December 8, 2004

«MayorFirst» «MayorMiddle» «MayorLast», Mayor  
«MUN\_TYPE» of «Municipality»  
«Address»  
«Municipality», New Jersey «Zip»

**RE: CROSS-ACCEPTANCE, NON-PARTICIPATION  
FOR YOUR IMMEDIATE ATTENTION**

Dear Mayor «MayorLast»:

At this time, the Comparison Phase of Cross-Acceptance is rapidly coming to a close as we prepare to send Bergen County's Draft Cross-Acceptance Report to the State Planning Commission. To date, we have not received a response from your municipality in regards to participation in the Cross-Acceptance Process. Our final deadline, outlined in former correspondence, was December 8, 2004.

As a result, your municipality will not be represented in the County's Cross-Acceptance Report and the County will be unable to represent your municipality should you desire to make changes to the State Plan or its accompanying Policy Map. Instead, comments or changes to these documents must be submitted directly to the New Jersey Office of Smart Growth, to the attention of Chuck Latini. His contact information follows:

Charles Latini, AICP/PP  
New Jersey Department of Community Affairs  
Office of Smart Growth  
P.O. Box 204

Trenton, New Jersey 08625-0204

Email: [clatini@dca.state.nj.us](mailto:clatini@dca.state.nj.us) or phone: Phone: (609) 633-7734

The County's Draft Cross-Acceptance Report will be distributed to each municipality by the end of December. A public hearing for discussion and comment on this Draft Report will be held on January 19, 2005 at 5:00 PM. After this, the Final Cross-Acceptance Report will be completed, incorporating comments from the hearing, presented to the Board of Chosen Freeholders for adoption, and delivered to the State Planning Commission.

If you have any questions regarding State Plan procedures, please contact our Cross-Acceptance Coordinator, Laura LiVecchi, at (201) 336-6433, via fax at (201) 336-6449, or via email at [livecchi@co.bergen.nj.us](mailto:livecchi@co.bergen.nj.us).

Thank you for your immediate attention to this matter.

Sincerely,

Farouk Ahmad, P.E.  
Director, Bergen County Department of Planning & Economic Development

Cc: «Admin\_first» «Admin\_last», Borough Administrator

**SAMPLE  
WEBSITE  
RESOURCES**



- Data Resources & Technology
- Regional Planning & Transportation
- Land Use & Dev. Review
- Open Space & Trust Fund
- Master Planning
- Public-Private Partnership
- Construction Board of Appeals

**Division of  
Regional  
Planning &  
Transportation**

- ▶ **Regional Planning & Transportation**
- ▶ **Cross Acceptance**
- ▶ **TIP**

BERGEN COUNTY



CROSS-ACCEPTANCE

[Kick-off Meeting Agenda](#)

[Municipal Questionnaire](#)  
(updated July 12,2004)

[Regional Meeting Invitation](#)

[Cross-Acceptance Deadline](#)

### Cross-Acceptance Basics

The Bergen County Department of Planning and Economic Development will not only be actively participating in the Cross-Acceptance process under the auspices of the State Plan, but will play a key coordinating role for information dissemination, liaison role for changes to the State Plan map, and serve as the negotiating entity for inconsistencies between municipal planning and the overarching State Plan.

In this section, we address the following questions:

- ❖ [What is the State Plan?](#)
- ❖ [What is Cross-Acceptance?](#)
- ❖ [What will this round of Cross-Acceptance accomplish?](#)

❖ How will the County and Municipalities participate in the Process?

Scroll down to answer these questions, or click on the particular question you would like to answer, in order to skip ahead to that section.

❖ **What is the State Plan?**

The State Planning Act of 1985 empowered the State Planning Commission with the responsibility to prepare, revise, and readopt the State Development and Redevelopment Plan and its accompanying Policy Map every three years. The previous State Plan was adopted in March 2001. On April 28, 2004, the State Planning Commission released the preliminary State Plan for reexamination through a process known as Cross-Acceptance.

❖ **What is Cross-Acceptance?**

Cross-Acceptance is an ambitious process, in which all levels of government seek to review, examine, and "Cross -Accept" the goals, policies, and objectives of the State Plan. The Planning Act also provides for the counties to serve as the negotiating entity between the State and its constituent municipalities throughout Cross-Acceptance. As specified in a recent resolution, the Bergen County Department of Planning and Economic Development will serve as the official negotiating entity for the County and, as such, will coordinate all Cross-Acceptance activities.

❖ **What will this round of Cross-Acceptance accomplish?**

This round of Cross-Acceptance features a number of significant changes. As a result of these changes, the County's role takes on added importance. These changes entail the following:

- **Participation of State Agencies** (The Departments of Community Affairs, Transportation, Agriculture, Treasury, and the Council on Affordable Housing). Each agency's goals and policies will be incorporated into the Plan, with special attention to ensure that one agency's goals, objectives, and programs do not contradict another's.
- **Role of the Map.** Another important change is the role of the State Plan map. The intent here is to use the map to promote smart growth,

and corollary preservation of environmental resources. To achieve this end, Development Permitting will be attached to the map – with more stringent permit procedures in environmentally sensitive areas, and conversely, streamlined permitting in areas designated for Smart Growth. The State has also discussed the potential for the Map to aid in prioritizing funds and directing future infrastructure investments into those areas that make the most sense – the Smart Growth areas. These areas will be prioritized for much-needed infrastructure investment.

- **Public Outreach Efforts.** This initial kickoff meeting is not the only forum municipalities and local officials will have into the process. Regional Outreach Meetings will be held to discuss broader-reaching issues related to the State Plan – and any other planning and development related concerns our constituent municipalities may have. These meetings will be conducted for each of our 6 planning areas throughout the County, and will provide a forum to discuss issues both common to the overall area, and particular to that individual community. In addition, in order to capture more localized and specific issues of concern to the municipalities, the Department has applied to the Office of Smart Growth for a grant to enable us to reach out individually to each of our 70 municipalities, to guide them on specific policy or mapping issues, and help them to voice items of concern and draft changes to the overall State Plan Map.

❖ **How will the County and Municipalities participate in the Process?**

Bergen County will have approximately six (6) months in which to complete our Cross-Acceptance report for the county and our seventy (70) municipalities. The Bergen County Department of Planning and Economic Development will be acting as the coordinating entity in carrying out Cross-Acceptance.

Each municipality's responsibility in this process starts with the following steps:

1. To appoint an official municipal representative as your regular liaison to the county throughout the process -- someone who is familiar with municipal master plans, ordinances and policies. As Mayor, you are of course always welcome to participate throughout the process – [CLICK HERE](#) for MUNICIPAL REPRESENTATIVE FORM (.pdf format);
2. Adopt a municipal resolution (sample attached) to denote your municipality's

participation in Cross-Acceptance – [CLICK HERE](#) for [SAMPLE RESOLUTION](#) (.pdf format); and

3. To update the county's existing files and databases containing all municipal Master Plans, Land Development Regulations, and Capital Budgets. We will send a questionnaire to your Cross-Acceptance representative to provide this information. Your Master Plan documents and local ordinances are particularly important to Cross-Acceptance this time, in that their stated goals, policies and implementation mechanisms are to be reviewed to see how they match the new State Plan as well as to identify environmentally sensitive features in your community that should be preserved and protected. If the State Plan is to protect certain areas of your municipality, **you need to provide documentation as to how your municipality is working to protect these areas as well.**
4. If your municipality should choose not to participate in Cross-Acceptance, written confirmation will be required for our County Cross-Acceptance Report. Please forward written notification of non-participation to Mr. Farouk Ahmad, Director of Planning and Economic Development, One Bergen County Plaza, 4<sup>th</sup> Floor, Hackensack, NJ 07601.

The big incentive for all of us, county and municipalities alike, is that investments and permits will be tied to how our communities are mapped, what our individual planning policies are, and on how your local policies support the map. Naturally, we want to succeed, individually and as a region. We are a mature, inner suburb – nearly fully developed. Our investments should be geared toward sustaining our economic strength and protecting our environmental assets.

Address: One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601-7076  
Phone: (201) 336-6446 Fax: (201) 336-6449



**Department of  
Planning & Economic Development**  
County of Bergen, New Jersey

Data Resources  
& Technology

Regional Planning  
& Transportation

Land Use &  
Dev. Review

Open Space  
& Trust Fund

Master  
Planning

Public-Private  
Partnership

Construction  
Board of Appeals

**Division of  
Regional  
Planning &  
Transportation**

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- ▶ **Cross  
Acceptance**
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**BERGEN COUNTY**



**CROSS-ACCEPTANCE**

**NEW JERSEY STATE PLANNING COMMISSION  
AND BERGEN COUNTY CROSS-ACCEPTANCE**

**KICKOFF MEETING**  
**Thursday, June 17, 2004**  
**7:00 p.m.**

**7:00 pm WELCOME AND INTRODUCTIONS**

Welcome and Introduction by Farouk Ahmad, Director of Bergen  
County Department of Planning and Economic Development

Bergen County Executive Dennis McNerney

Freeholder Chairwoman Valerie Vainieri Huttle

Representative of the New Jersey Office Of Smart Growth

**7:15 – 7:45 PRESENTATION OF PRELIMINARY PLAN,  
MAP, AND CROSS-ACCEPTANCE PROCESS**

Staff of the Office of Smart Growth

**7:45 – 8:00 BERGEN COUNTY CROSS-ACCEPTANCE UPDATE**

Staff of the Department of Planning and Economic Development

**8:00 – 9:00 DISCUSSION AND QUESTIONS AND ANSWERS**

Limited copies of the Preliminary Plan as well as pamphlets and brochures on planning resources from various state agencies are available on the tables. These documents are also available for download from the Office of Smart Growth Website at: <http://www.nj.gov/dca/osg/>. The Department of Planning and Economic Development Website will also include meeting notifications, agendas, and documents. Visit us at: <http://www.co.bergen.nj.us/planning/planning/ca.htm>

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