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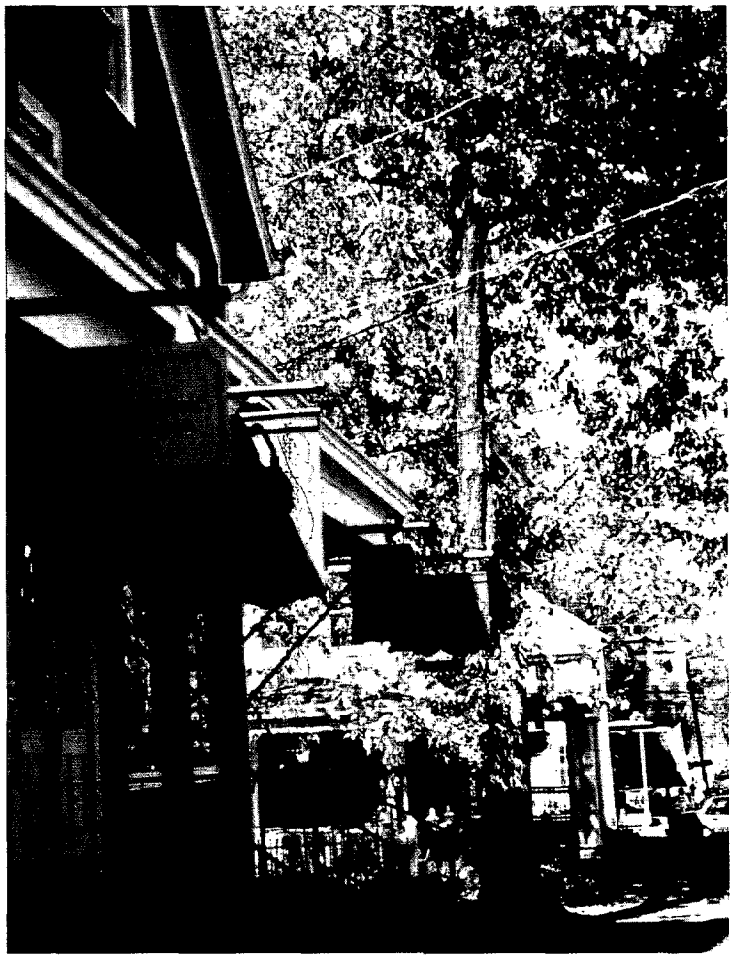
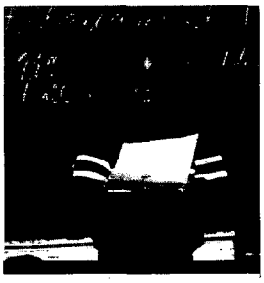
COMMUNITIES of Place Volume III

Planning Standards And Guidelines





The Preliminary
State Development and Redevelopment Plan
for the

STATE OF NEW JERSEY

Prepared by
THE NEW JERSEY STATE PLANNING COMMISION

January 1989

THE NEW JERSEY PRELIMINARY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

VOLUME III:
PLANNING STANDARDS AND GUIDELINES

New Jersey State Planning Commission
January 1989

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PREFACE

Purpose and Intent

The purpose of Volume III of the Preliminary State Development and Redevelopment Plan is to provide additional information in the cross-acceptance process to support and supplement the goals, objectives, strategies, policies, and other provisions of Volume I and Volume II of the Preliminary Plan. Volume III is not a complete document; it is intended to be revised, modified, and augmented as a direct result of recommendations provided by participants in the cross-acceptance process prior to adoption of the State Development and Redevelopment Plan.

Planning Guidelines are intended to assist counties, municipalities, State agencies, the private sector, and the general public in interpreting the policies of the Preliminary Plan. They identify an initial range of alternative approaches that satisfy the policies presented in Volume II. They should also be used to measure the extent to which existing or proposed policies and practices are compatible with the policies of the Preliminary State Development and Redevelopment Plan during the cross-acceptance process.

In addition, Volume III contains reference material which may help the reader obtain further information on issues of interest discussed in the Plan.

Volume III of the Preliminary State Development and Redevelopment Plan also fulfills statutory requirements. This document is the "reference guide of technical planning standards and guidelines used in the preparation of the plan" required pursuant to Section 5e of the State Planning Act.[1]

This Reference Guide is composed of nine parts. The first three parts specify planning guidelines for the Statewide, Regional Design System, and Tier strategies and policies of Volume II. The remaining parts provide supplemental information relevant to all portions of the Preliminary State Development and Redevelopment Plan.

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1. N.J.S.A. 52:18A-196 et seq.

Planning Guidelines

The Planning Guidelines presented in Volume III constitute the "standards" referred to in the State Planning Rule for the purposes of the cross-acceptance process. The term "standard" is defined in the Rule as follows:

> "Standard" means a criterion that defines the meaning of a policy by providing a way to measure its attainment. A standard is specified whenever a particular outcome is desirable or well-established.[2]

For the purposes of the Preliminary State Development and Redevelopment Plan, Planning Guidelines may recommend procedures and substantive or numerical measures.

No plan prepared on a statewide or regional scale can mandate guidelines that satisfy all circumstances for all localities. Therefore, Planning Guidelines are advisory and not regulatory. They define the meaning of a policy by providing a way to measure a minimum level of its attainment. They illustrate optional methods and approaches which may be used, individually or in combination, to implement policies stated in Volume II of the Preliminary Plan.

Central to the intent of the cross-acceptance process is the opportunity to compare the approaches suggested in the Preliminary Plan with the approaches currently used by those who would ultimately implement the plan. During cross-acceptance, other methods which are equally effective in attaining policies should be proposed by participants. The guidelines in this Volume will therefore be expanded and modified in response to recommendations in county and municipal reports, public comments, and other discussions provided through the cross-acceptance process.

The guidelines presented in this Volume are therefore not complete nor inflexible. They are presented to invite dialogue and recommendations to modify, add, or delete particular statements. The contributions of counties, municipalities, and other participants in the cross-acceptance process are intended to be incorporated in revisions to the Preliminary Plan to expand the range of recommended choices and options and to establish appropriate standards by which to implement the resulting State Development and Redevelopment Plan.

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2. State Planning Rule, N.J.A.C. 17:32-1.4

Mapping

Part Four, Mapping Procedures and Criteria, outlines the methodology and conventions used to map the Tier System and other factors defined in the Preliminary State Development and Redevelopment Plan. Summaries of the mapping criteria for tiers, communities, and statewide environmental features are provided. This section should be consulted when reviewing and recommending modifications to tier boundaries delineated in this plan.

Technical Reference Documents

Part Five, the Summary of Technical Reference Documents, provides information concerning each Technical Reference Document used in the preparation of the Preliminary State Development and Redevelopment Plan. Summaries include major findings, a statement of the purpose and context for the report, and an index to citations of the report in the Preliminary State Development and Redevelopment Plan.

The Technical Reference Documents are bound separately and available individually on request to the Office of State Planning.

Other Reference

Major functional master plans maintained by State agencies that need to be coordinated with the provisions of the State Development and Redevelopment Plan are identified in Part Six, Summary of State Agency Functional Plans.

Part Seven, Bibliography, lists and summarizes other references cited in the Preliminary State Development and Redevelopment Plan, and identifies the source where each document is available.

Part Eight, Definitions, provides a description and interpretation of significant terms used in the goals, objectives, strategies, policies, and standards of the Preliminary State Development and Redevelopment Plan.

Concluding this Volume, Part Nine, Index, cites the location in each Volume of references to a range of major subjects, issues, and entities identified and addressed in the Preliminary State Development and Redevelopment Plan.

Additional Assistance

Additional assistance which may be required in interpreting the Preliminary State Development and Redevelopment Plan is available by contacting the Comprehensive Planning staff of the Office of State Planning at the below address:

Office of State Planning
Department of the Treasury
State of New Jersey
150 West State Street
CN-204
Trenton, New Jersey 08625

Telephone: (609) 292-7156

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PART ONE

PLANNING GUIDELINES: STATEWIDE STRATEGIES

PLANNING GUIDELINES: STATEWIDE STRATEGIES

Comprehensive Planning

Policy 1.1 Comprehensive Planning: Upgrading Planning Capability: State Funding

The State, through the Office of State Planning and other appropriate State agencies, should provide planning grants to encourage enhanced planning capability on the State, county and municipal levels of government.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Enhancing County and Municipal Planning Capability.
Counties and Tier One municipalities should use State planning funds to establish or expand planning capacity, to the extent possible within the limitations of resources and contractual restrictions, by:
(1) training permanent, full-time professional staff;
(2) upgrading permanent, full-time professional staff;
(3) adding permanent, full-time professional staff;
(4) retaining short-term consultants for specialized professional and technical services;
(5) acquiring equipment and supplies necessary to enhance planning capability;
(6) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Comprehensive Planning: Upgrading Planning Capability: County and Local Funding</u>

County and municipal levels of government should fund planning at adequate levels.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Upgrading County and Municipal Capability.</u>
Counties and municipalities should provide adequate funds to planning agencies to establish or expand planning capability by:

(1) training citizen planning officials;[1] and
(2) training permanent, full-time professional staff;[2] and
(3) upgrading permanent, full-time professional staff; and
(4) adding permanent, full-time professional staff; and
(5) retaining short-term consultants for specialized professional and technical services; and
(6) acquiring equipment and supplies necessary to enhance planning capability; and
(7) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

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1 See <u>Comprehensive Planning:</u> Policy 1.5, Planning Education.

2 Ibid.

b. Upgrading Planning Capability in Developing and Redeveloping Counties and Municipalities.
Counties and municipalities should upgrade capability for long-range (15 to 20 year horizon), comprehensive planning where significant increase in development and/or redevelopment activity is anticipated within three years.

c. Providing County Planning Services to Municipalities.
Counties should make comprehensive planning services and associated functional planning services available to municipalities within their jurisdiction on a cost-sharing basis.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 Comprehensive Planning: Upgrading Planning Capability: Data Base Sharing

The State, counties and municipalities should share data, coordinated through the Office of State Planning, particularly with respect to land use, natural resources and infrastructure.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining and Exchanging Data.
State agencies, counties, and municipalities should collect, maintain, and report to the Office of State Planning the following data, to the extent appropriate to their geographic jurisdiction and legal authority, in an electronic or paper form that can be readily shared among agencies through the Office of State Planning:[1,2]

(1) Non-geographic data by tier by municipality or county, where available or as otherwise noted:
- (a) Population;
- (b) Employment;
- (c) Labor force;
- (d) Unemployment rate;
- (d) Population density;
- (e) Projected population;
- (f) Projected employment;
- (g) Projected population density;
- (h) Gross personal income;
- (i) Per capita income;
- (j) Median household income;
- (k) Earnings by industry (Standard Industrial Classification);
- (l) Wage rates for standard classes of workers;
- (m) Housing prices (standardized for quality and location);
- (n) Land prices (standardized for type of use permitted and location);
- (o) Commercial space lease rates for standard types of space;
- (p) Equalized assessed valuation;

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1 Office of State Planning, "Data Base Implementation Plan". (In preparation.)

2 Urban Land Institute, "Tracking Growth and Change in New Jersey -- A Framework for a Growth Management Information Program for the New Jersey State Development and Redevelopment Plan." December 1988. Technical Reference Document #88-50.

(q) Current outstanding debt by municipality and county;
(r) Real tax rate;
(s) Percent of municipal revenues from State aid;
(t) Governmental structure;
(u) Sewage treatment connection bans;
(v) Sewage treatment capacity;
(w) Water supply sources and capacity;
(x) Available school capacity, or school population and average class size;
(y) School expenditures per pupil;
(z) Acres of developable land;
(aa) Acres of developed land;
(bb) "Build-out" population allowed under current municipal zoning;
(cc) Year of most recent update to municipal master plans and zoning ordinances;
(dd) Land development regulations including the longevity, extent and success of their application;
(ee) Acres within each tier by municipality;
(ff) Acres of farmland;
(gg) Acres and number of participants in farmland assessment program;
(hh) Assessed valuation of properties of various categories by municipality, census tract and block;
(ii) Housing units;
(jj) Affordable housing units;
(kk) Vacant housing units;
(ll) Housing turnover rates;
(mm) New construction by major type, based on building permit data;
(nn) Construction completed by type;
(oo) Public employment establishments and numbers of employees;
(pp) Building permits for home maintenance and remodeling;
(qq) Projected infrastructure needs (6 and 20 years);
(rr) Projected capital expenditures by State, county, and municipal governments (6 and 20 years);

(2) Geographic data:
(a) Municipal boundaries;
(b) Road network;
(c) Road capacity and levels of service;
(d) Hydrography;
(e) Public potable water supply service areas (existing and proposed);
(f) Sewer service areas (existing and proposed);
(g) Watershed boundaries;
(h) Endangered and threatened species occurrences;
(i) Significant wildlife corridors;
(j) Topography, including critical slopes;

(k) Tier boundaries;
(l) Existing land uses;
(m) Scenic corridors;
(n) Surface water quality classifications;
(o) Coastal wetlands;
(m) Freshwater wetlands;
(n) Potable water supply sources;
(o) Aquifer recharge areas;
(p) Municipal zoning, master plans, and other land use classifications;
(q) County master plans and other land use classifications;
(r) Census tracts;
(s) Capital facilities improvements:
    1) Changes in capacity;
    2) Maintenance, repair, and replacement;
(t) development proposals by land use type.

b. Recommending Alternative Guidelines.
Equally effective alternative guidelines may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.4 Comprehensive Planning: Upgrading Planning Capability: Technical Assistance

The State should provide technical assistance, coordinated through the Office of State Planning, to county and municipal planning agencies. Techniques such as the temporary transfer of personnel and data sharing should be encouraged.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Enhancing Assistance to Counties and Municipalities.
Counties and municipalities should obtain technical assistance from State functional agencies as needed to support comprehensive, long-range (15 to 20 year horizon) planning programs.

b. Sharing Data.
Counties and municipalities should obtain technical data from State functional agencies on an ongoing, routine basis in an electronic or paper form that can be readily shared as needed to support comprehensive, long-range (15 to 20 year horizon) planning programs.

c. Sharing Personnel.
Counties and municipalities should establish interpersonnel agreements with appropriate State functional agencies as needed to obtain State professional and technical personnel on a short-term basis with expertise to support comprehensive, long-range (15 to 20 year horizon) planning programs.

d. Preparing and Acquiring Technical Publications.
Counties and municipalities should obtain technical publications prepared by State functional agencies that may be used to support comprehensive, long-range (15 to 20 year horizon) planning programs.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 Comprehensive Planning: Upgrading Planning Capability: Planning Education

The State should promote and support planning education, coordinated through the Office of State Planning, for county and municipal planning board members and other public officials.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Reviewing Licensing of Professional Planners.
State agencies, counties, municipalities, and the private sector should ensure that Professional Planners licensed by the State of New Jersey are qualified for comprehensive, long-range planning.

b. Training Citizen Planning Officials.
Counties and municipalities should require, and provide adequate funding for, training on a routine basis for members of planning boards, zoning boards, governing bodies, and other boards and commissions associated with comprehensive, long-range planning. Training programs should include one or more of the following:
(1) annual county workshops; or
(2) annual municipal workshops; or
(3) attendance at planning conferences and seminars; or
(4) courses at accredited schools of planning.

c. Training Professional Planning Staff.
Counties and municipalities should require, and provide adequate funding for, training on a routine basis for professional staff to planning boards, zoning boards, governing bodies, and other boards and commissions associated with comprehensive, long-range planning. Training programs should include one or more of the following:
(1) annual county workshops; or
(2) attendance at planning conferences and seminars; or
(3) continuing education courses at accredited schools of planning.

d. Organizing and Leading Training Activities.
State agencies, counties, and municipalities should encourage board members and professional staff to organize and lead workshops, seminars, and other training activities in coordination with appropriate governmental and professional associations and educational institutions.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 <u>Comprehensive Planning: Coordinating Planning: State Plans</u>

The State, through the Office of State Planning, should develop a horizontally integrated plan.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Preparing State Agency Implementation Plans.</u>
State agencies should, in consultation with the Office of State Planning, ensure compatibility among functional plans and the State Development and Redevelopment Plan within a reasonable period after its adoption. These implementation plans should be submitted to the State Planning Commission for review and comment, and should include:
(1) the procedures to be used by the agency in implementing the State Plan; and
(2) the schedule to be used by the agency in implementing the State Plan; and
(3) a summary of the amendments to functional plans contemplated by the State agency; and
(4) any decisions not to implement applicable provisions of the State Plan.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 Comprehensive Planning: Coordinating Planning: County and Muncipal Plans

Counties and municipalities should develop horizontally integrated plans for use by county and municipal agencies.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Ensuring Conformance Among Plans and Regulations.
Counties and municipalities should ensure that master plans, development regulations, and capital facilities programs (including wastewater management plans) are in conformance.

b. Coordinating Agency Plans and Actions.
Counties and municipalities should consult and coordinate with all agencies within the county or municipal government in preparing and implementing comprehensive plans.

c. Preparing County and Municipal Implementation Plans.
Counties and municipalities should, in consultation with the Office of State Planning, ensure compatibility among master plans and the State Development and Redevelopment Plan within a reasonable period after its adoption. These implementation plans should be submitted to the State Planning Commission and to the appropriate county or municipalities for review and comment, and should include:
(1) the procedures to be used by the county or municipality in implementing the State Plan; and
(2) the schedule to be used by the county or municipality in implementing the State Plan; and
(3) a summary of the amendments to master plans, development regulations, and capital facilities programs contemplated by the county or municipality; and
(4) any decisions to not implement applicable provisions of the State Plan.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Comprehensive Planning: Coordinating Planning: Vertical Integration

The State, through the Office of State Planning, in cooperation with counties and municipalities, should develop vertically integrated plans through the cross-acceptance process.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Using the Cross-Acceptance Manual.
The State, counties, and municipalities should use the Cross-Acceptance Manual[1] prepared and maintained by the Office of State Planning, which recommends procedures to supplement the State Planning Act[2] and the State Planning Rule[3], to recommend revisions to plans and programs of all levels of government through the cross-acceptance process.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Office of State Planning, "Cross-Acceptance Manual", May 27, 1988 and as amended and supplemented.

2 N.J.S.A. 52:18A-196 et seq.

3 N.J.A.C. 17:32

Policy 3.1 <u>Comprehensive Planning: Reviewing Plans, Programs, and Projects: State Agency Planning and Review</u>

The appropriate State departments should prepare plans in conformance with the goals and objectives of the State Development and Redevelopment Plan to be reviewed and commented upon by the Office of State Planning in cooperation with the Office of Management and Budget. These Plans should become the basis for budget, policies, programs and regulations with respect to each of the State departments.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Review of State Agency Plans and Actions.</u>
Each State agency should establish and implement procedures to provide to the Office of State Planning for review and comment notice of any pending decision involving major plans or actions which may affect the implementation of any goal, objective, strategy, or policy of the adopted State Development and Redevelopment Plan. Major State agency plans or actions may be defined to include all functional master plans, management programs, agency regulations, formal policy statements, permits affecting the construction or use of capital facilities and services, and associated documents, directives, and amendments that may affect, directly or indirectly, the implementation or geographic application of any provision of the adopted State Development and Redevelopment Plan. Types of major State agency plans or actions should include, but are not limited to, the following:
(1) housing master plans and development programs;
(2) economic development programs;
(3) transportation master plans;
(4) highway access management programs;
(5) water supply master plans;
(6) flood control and shore protection plans;
(7) water quality management plans, including county and municipal wastewater management plans;
(8) farmland preservation programs;
(9) open space and recreation master plans and development programs;
(10) historic preservation plans and programs;
(11) estimates and forecasts for population, employment, housing, and land needs for development and redevelopment to be used in the development, application, or review of plans, programs, and projects.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.2 <u>Comprehensive Planning: Reviewing Plans, Programs and Projects: County Planning and Review</u>

Counties and other appropriate regional entities should prepare plans to include the following:

a) assessment of problems and opportunities;
b) assessment of zoning capacity;
c) assessment of available developable land;
d) objectives and strategies, policies and standards to attain goals in such substantive areas as land use, capital facilities, economic development, housing, transportation and the protection of natural and cultural resources that are compatible with the State Development and Redevelopment Plan.

These plans should be reviewed and commented upon by the Office of State Planning.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining Long-Range Regional Plans.</u>
Counties and appropriate regional entities should prepare and maintain long-range plans. These plans should be prepared and revised on a three-year cycle for use in coordination with the cross-acceptance process of the State Development and Redevelopment Plan. These plans should include:

(1) a regional assessment of problems and opportunities;
(2) a regional assessment of zoning capacity, developable and redevelopable land and infrastructure capacity; and comparison to State and municipal growth projections;
(3) a set of regional objectives and strategies;
(4) a growth management element which provides an overall policy for achieving the regional goals, objectives, and strategies through:
    (a) coordination among master plan elements;
    (b) cooordination with State, regional, county and municipal plans, particularly with respect to urban design and the timing and phasing of capital facilities;
    (c) measurable criteria to be used in monitoring the effectiveness of the growth management policy;

(5) a land use plan element including:
  (a) existing and proposed regional and community economic development centers;
  (b) residential communities, including supportive retail services;
  (c) industrial areas;
  (d) parks, recreation, and conservation areas;
  (e) agricultural areas;
(6) a housing plan element including:
  (a) an inventory of housing stock;
  (b) a projection of housing stock;
(7) a circulation plan element indicating the types, locations, conditions, and availability of existing and proposed transportation facilities, including air, water, road, and rail;
(8) a utility service plan element analyzing needs and showing future locations for the following:
  (a) water supply and distribution facilities;
  (b) drainage and flood control facilities, including storm water management plans;
  (c) sewerage and waste treatment facilities;
  (d) solid waste disposal;
  (e) other related utilities;
(9) a community facilities plan element showing the existing and proposed location and type of community service facilities, together with their relation to their surrounding areas, including:
  (a) educational facilities;
  (b) cultural facilities;
  (c) historic sites;
  (d) libraries;
  (e) hospitals and other public health care facilities;
  (f) public safety facilities;
(10) a recreation plan element showing a comprehensive system of areas and public sites for recreation;
(11) a conservation plan element providing for the preservation, conservation, and utilization of natural resources, and which systematically analyzes the impact of each other component and element of the plan on the present and future preservation, conservation and utilization of those resources including, to the extent appropriate, the following:
  (a) energy;
  (b) open space;
  (c) water supply;
  (d) forests;
  (e) soil;
  (f) marshes and wetlands;
  (g) harbors, rivers, and other waters;
  (h) fisheries;
  (i) endangered or threatened species;
  (j) other appropriate natural resources;

(12) an economic plan element considering all aspects of economic development and sustained economic vitality, including:
   (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas;
   (b) an analysis of the stability and diversity of the economic development to be promoted;

(13) a historic preservation plan element including:
   (a) the location, significance, proposed utilization, and means for preservation of historic sites and historic districts;
   (b) the standards used to assess worthiness for historic site or district designation;

(14) an agricultural preservation element including agricultural development areas and agricultural preservation programs coordinated with the County Agricultural Development Board;

(15) a six-year capital improvements program including:
   (a) deficiencies of existing development;
   (b) State and regional facilities;
   (c) needs for facilities related to and generated by new development;
   (d) financing mechanisms such as taxes, fees, bonding, and legislation;

(16) a fiscal management element relating:
   (a) development capacity under the land use element;
   (b) municipal revenues anticipated for future development;
   (c) capital improvement costs and other municipal costs resulting from future development;
   (d) pro rata allocation of revenues and costs to alternative development scenarios.

b. <u>Maintaining Short-Range Action Plans.</u>
Counties and appropriate regional entities should prepare and maintain short-term action plans. Short-term action plans should be prepared annually on the basis of mid-range (at least a 10 year horizon) and/or long-range (15 to 20 year horizon) comprehensive land development plans and should be used to guide routine operating decisions, actions, expenditures, and revenues.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.3 <u>Comprehensive Planning: Reviewing Plans, Programs and Projects: Municipal Planning and Review</u>

Municipalities should prepare plans to include the following:

a) assessment of problems and opportunities;
b) assessment of zoning capacity;
c) assessment of available developable land;
d) objectives and strategies, policies and standards to attain goals in such substantive areas as land use, capital facilities, economic development, housing, transportation and the protection of natural and cultural resources compatible with the State Development and Redevelopment Plan.

These plans should be reviewed and commented upon by counties.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining Long Range Plans.</u>
Municipalities should prepare and maintain long-range plans. These plans should be prepared and revised at least every six years in coordination with county and regional plans. Municipal plans should include:
(1) an assessment of municipal problems and opportunities;
(2) an assessment of zoning capacity, developable and redevelopable land and infrastructure capacity; and comparison to county growth projections;
(3) a set of municipal objectives and strategies;
(4) a growth management element which provides an overall policy for achieving the municipal goals, objectives, and strategies through:
(a) coordination among municipal master plan elements;
(b) cooordination with State, regional, and county plans, particularly with respect to urban design and the timing and phasing of capital facilities;
(c) measurable criteria to be used in monitoring the effectiveness of the growth management policy;

(5) a land use plan element[1] including:
   (a) the existing and proposed location, extent, and intensity of development for residential, commercial, industrial, agricultural, recreational, educational, and other public and private purposes;
   (b) standards of recommended population density and development intensity;

(6) a housing plan element[2] including:
   (a) an inventory of housing stock;
   (b) a projection of housing stock;
   (c) an analysis of demographic characteristics, including but not limited to household size, income level and age;
   (d) an analysis of the existing and probable future employment characteristics;
   (e) a determination of present and prospective fair share for low and moderate income housing;
   (f) an inventory of lands and structures appropriate for low and moderate income housing;

(7) a circulation plan element[3] indicating the types, locations, conditions, and availability of existing and proposed transportation facilities, including air, water, road, and rail;

(8) a utility service plan element[4] analyzing needs and showing future locations for the following:
   (a) water supply and distribution facilities;
   (b) drainage and flood control facilities, including storm water management plans[5];
   (c) sewerage and waste treatment facilities;
   (d) solid waste disposal;
   (e) other related utilities;

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1 Municipal Land Use Law, N.J.S.A. 40:55D-28.b.(2)

2 Municipal Land Use Law, N.J.S.A. 40:55D-28.b.(3) and Fair Housing Act, N.J.S.A. 52:27D-310.a-f.

3 Municipal Land Use Law, N.J.S.A. 40:55D-28.b.(4)

4 Municipal Land Use Law, N.J.S.A. 40:55D-28.b.(5)

5 Storm Water Management Act, N.J.S.A. 40:55D-93 et seq.

(9) a community facilities plan element[1] showing the existing and proposed location and type of community service facilities, together with their relation to their surrounding areas, including:
   (a) educational facilities;
   (b) cultural facilities;
   (c) historic sites;
   (d) libraries;
   (e) hospitals and other public health care facilities;
   (f) firehouses, police stations and other related public safety facilities;

(10) a recreation plan element[2] showing a comprehensive system of areas and public sites for recreation;

(11) a conservation plan element[3] providing for the preservation, conservation, and utilization of natural resources, and which systematically analyzes the impact of each other component and element of the plan on the present and future preservation, conservation and utilization of those resources including, to the extent appropriate, the following:
   (a) energy;
   (b) open space;
   (c) water supply;
   (d) forests;
   (e) soil;
   (f) marshes and wetlands;
   (g) harbors, rivers, and other waters;
   (h) fisheries;
   (i) endangered or threatened species;
   (j) other appropriate natural resources;

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1 Municipal Land Use Law, N.J.S.A. 40:55D-28.b.(6)

2 Municipal Land Use Law, N.J.S.A. 40:55D-28.b.(7)

3 Municipal Land Use Law, N.J.S.A. 40:55D-28.b.(8)

(12) an economic plan element[1] considering all aspects of economic development and sustained economic vitality, including:
   (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas;
   (b) an analysis of the stability and diversity of the economic development to be promoted;

(13) a historic preservation plan element[2] including:
   (a) the location, significance, proposed utilization, and means for preservation of historic sites and historic districts;
   (b) the standards used to assess worthiness for historic site or district designation;

(14) an agricultural preservation element including agricultural development areas and agricultural preservation programs coordinated with the County Agricultural Development Board;

(15) a six-year capital improvements program including:
   (a) deficiencies of existing development;
   (b) State and regional facilities;
   (c) needs for facilities related to and generated by new development;
   (d) financing mechanisms such as taxes, fees, bonding, and legislation;

(16) a fiscal management element relating:
   (a) development capacity under the land use element;
   (b) municipal revenues anticipated for future development;
   (c) capital improvement costs and other municipal costs resulting from future development;
   (d) pro rata allocation of revenues and costs to alternative development scenarios.

b. <u>Maintaining Community Design Plans.</u>
Municipalities should include a community design element in master plans, master plan elements, and development ordinances establishing objectives and providing flexible guidelines which:
   (1) promotes compatibility with the density, scale and character of the surrounding community;
   (2) protects environmental resources;

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1 <u>Municipal Land Use Law</u>, N.J.S.A. 40:55D-28.b.(9)

2 <u>Municipal Land Use Law</u>, N.J.S.A. 40:55D-28.b.(10)

(3) provides for open space and recreation;
(4) enhances the linkage of pedestrian pathways;
(5) protects historic buildings and areas;
(6) preserves scenic vistas;
(7) lends special character to the area;
(8) provides unity through coherent and harmonious visual elements;
(9) provides variety through a richness and diversity of related objects;
(10) promotes vividness and distinction through contrasting elements.[1]

c. Maintaining Short-Range Action Plans.
Municipalities should prepare and maintain short-term action plans. Short-term action plans should be prepared annually on the basis of mid-range and/or long-range comprehensive land development plans and should be used to guide routine operating decisions, actions, expenditures, and revenues.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Leonard Ortolano, Environmental Planning and Decisionmaking. 1984. New York: John Wiley and Sons. p. 323.

Policy 3.4 Comprehensive Planning: Reviewing Plans, Programs, and Projects: Project Reviews

The State, through the Office of State Planning, counties and other regional entities, should establish review procedures for developments of significant regional impacts and should review such projects. While the most detailed review will be conducted by the county or appropriate regional entity in which the development is located, other reviewing entities may identify significant regional impacts requiring intercounty agreements. The Office of State Planning may provide technical assistance in resolving such issues.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Reviewing Developments of Significant Regional Impact. Counties should identify, review, and comment upon developments of significant regional impact, subject to the following:
   (1) County review and comment should be prepared in consultation with affected neighboring counties, appropriate regional planning agencies, and the Office of State Planning;
   (2) Counties should provide opportunities for public review and comment of developments of significant regional impact;
   (3) A development of significant regional impact should be reviewed with regard to the following:
      (a) transportation;
      (b) demand for infrastructure and public services, including open space and education and the adequacy of existing and planned facilities;
      (c) environmental impact, including:
         1) air quality;
         2) critical slopes;
         3) flood plains;
         4) stream corridors;
         5) scenic areas;
         6) aquifer recharge areas;
         7) water quality;
         8) wildlife habitats;
         9) historic areas;
         10) endangered and threatened species;
         11) critical natural resources and habitats;
      (d) fiscal impact;
      (e) agriculture;
      (f) regional housing supply.

b. Utilizing Multidisciplinary Intergovernmental Review Teams.
Counties should identify, review, and comment upon developments of significant regional impact in consultation with multidisciplinary and intergovernmental review teams established and maintained as follows:

(1) Review teams should involve experts in public agencies at all levels of government, including neighboring affected counties and municipalities; and
(2) Review teams should be organized and maintained by county or regional agencies; or
(3) Community design reviews of developments of significant regional impact should be prepared by municipal planning boards in consultation with multidisciplinary and intergovernmental review teams.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Capital Facilities Financing

Policy 1.1 Capital Facilities Financing: Planning: State Department Plans

State departments should identify and prioritize capital facilities and related services costs over a 15 year period. These plans should be submitted to the State Planning Commission to be reviewed as part of its long range infrastructure needs assessment.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Strategic Investment Targets.
State departments should establish strategic investment targets based on a focused development strategy using priorities established:
(1) in the State Development and Redevelopment Plan;
(2) in corridor region development plans and other regional development programs;
(3) with consideration to opportunities for public/private partnerships;
(4) in functional plans addressing statutory agency mandates.[1]

b. Coordinating State Capital Facilities Programs.
The Office of State Planning should negotiate capital facilities programs among State agencies with regard to compatibility with the State Development and Redevelopment Plan. The Office of State Planning should review and report all compatibilities and consistencies with the State Plan and, in consultation with the Office of Management and Budget, develop and report recommendations to the New Jersey Commission on Capital Budgetting and Planning.[2]

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Office of State Planning, "Report of the Capital Facilities Technical Advisory Committee", July 1988. Technical Reference Document #88-37.

2 New Jersey State Planning Act, N.J.S.A. 52-18A-196 et seq.

Policy 1.2 Capital Facilities Financing: Planning: County and Municipal Plans

Counties and municipalities should identify and prioritize capital facilities and related services costs over a six-year period pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et seq. These jurisdictions should also identify and prioritize capital facilities and related services costs over a 15 year period with counties reviewing municipal plans and the State Planning Commission reviewing county plans.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans. Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Establishing Adequate Maintenance Schedules. Counties and municipalities should identify and give priority to the scheduled repair and rehabilitation of capital facilities necessary to protect existing investment in infrastructure and to serve anticipated demand as follows:
   (1) the condition of existing capital facilities should be recorded and unacceptable conditions reported;
   (2) improvement programs should be devised to remedy all deficient conditions;
   (3) maintenance schedules and budgets should be developed and instituted.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 <u>Capital Facilities Financing: Planning: Adequate Facilities</u>

Municipalities, in cooperation with their respective counties and the appropriate State departments, should establish the provision of adequate capital facilities and services as a condition for approval of new development.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Establishing Levels of Service.</u>
Each municipality should establish levels of service to be maintained for capital facilities under its jurisdiction in consultation with counties, regional entities, and appropriate State departments.

b. <u>Restricting Development to the Capacity of Existing and Planned Capital Facilities and Services.</u>
Municipalities should consider applications for new development and redevelopment with regard to their ability to demonstrate that:
(1) capacity is currently available, or additional capacity is secured, for the proposed development or redevelopment to be adequately served by all appropriate capital facilities and services;
(2) the capacity of existing and planned capital facilities and services is anticipated to be available to service existing development and to approved new development and redevelopment, prior to occupation of the proposed new development or redevelopment not more than 18 months after occupancy.

c. Coordinating Capital Facilities with Statewide Objectives.
State agencies should issue Certificates of Need or permits to construct capital facilities related to development and redevelopment where the need for these facilities is compatible with the provisions of the State Development and Redevelopment Plan.

d. Committing to Provide Adequate Public Facilities and Services to Serve Anticipated Development.
The State, counties, municipalities, and the private sector should establish and maintain a shared, affirmative responsibility to schedule, finance, and construct capital facilities where significant future development or redevelopment is anticipated and additional infrastructure capacity is required based on timing and phasing of capital facilities established through a growth management element of the master plan.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 Capital Facilities Financing: Funding Priorities: State Expenditures

The State should establish the following priorities for public expenditures with respect to capital facilities financing and development:

1. **Maintaining existing facilities and related services that protect public health and safety in Tier One;**
2. **Maintaining existing facilities and related services that protect public health and safety throughout the remainder of the State;**
3. **Providing facilities and related services that stimulate the revitalization of urban centers, including statewide facilities having local positive impacts;**
4. **Providing facilities and related services that stimulate the revitalization of Tier One municipalities other than urban centers;**
5. **Providing facilities and related services in areas designated for infill that will ensure future development that is contiguous with already developed areas;**
6. **Providing facilities and related services to encourage and support development generally in Tiers 1, 2, 3 and 4;**
7. **Providing facilities and related services to encourage and support development in corridor centers.**

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Upgrading Capital Facilities.
The State should provide funding for the upgrading of existing facilities where necessary to protect public health and safety.

b. Providing Affordable Housing.
The State, counties, municipalities, and other appropriate entities should give priority to those capital facilities improvements that will support low and moderate income housing where capital facilities funding is inadequate or capital facilities are inadequate to meet the needs of all growth and development within a tier within a municipality.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 <u>Capital Facilities Financing: Funding Priorities: On-Tract</u>

State, county, and municipal governments should support on-tract capital facilities and services in Tier One municipalities as an additional inducement to revitalization efforts. In municipalities in other tiers, on-tract capital facilities and services should be provided by the private sector.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.3 Capital Facilities Financing: Funding Priorities: Off-Tract

State, county, and municipal governments should support off-tract facilities and services in Tier One municipalities. In Tiers 2, 3, and 4 and Communities of Central Place, State, county, and municipal governments should support off-tract capital facilities and services in partnership with the private sector which is required to pay its fair share. In Tiers 5, 6, and 7, State, county, and municipal governments should not support off-tract capital facilities and services except those which are necessary to protect the public health and safety, and are deemed to be non-growth inducing.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Public Funding for Off-Tract Improvements.
The State, counties, and municipalities should establish provisions for funding off-tract improvements in Tiers 1, 2, 3, and 4, with priority to Tier 1 communities.

b. Establishing Public/Private Partnerships for Off-Tract Improvements.
The State, counties, and municipalities should establish programs for sharing costs with the private sector for off-tract improvements in Tiers 2, 3, and 4 as follows:
(1) Off-tract improvements needed to serve existing deficiencies for existing development should be provided by the public sector;
(2) Off-tract improvements needed to serve state or regional needs should be provided by the public sector;
(3) Off-tract improvements reasonably related to needs generated by new development should be provided by the private sector to ensure that public revenues derived from the development are sufficient to provide for capital facilities and services required to maintain and operate facilities and services needed to support the development.

c. Regulating Off-Tract Improvements.
The State, counties and municipalities should regulate off-tract improvements to be provided by the private sector in Tiers 5, 6, and 7.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 Capital Facilities Financing: Funding Priorities: Extensions

State, county, and municipal governments should extend capital facilities and services outside of existing designated services areas and currently planned service areas only after an appropriate level of infill has been attained within the existing service area, or when a new service area has been designated as a Community of Central Place.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Restricting Expansion of Facilities to Ensure Infill.
State, county, and municipal governments should not approve extensions of capital facilities and services beyond existing planned service areas unless:
(1) remaining available capacity is not anticipated to be used by new development and redevelopment within the existing and planned service areas within a reasonable period of time; and
(2) not more than 90 percent of the existing facilities capacity is in use, unless additional capacity is in place or is anticipated to be committed.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Economic Development

Policy 1.1 Economic Development: Planning: Review and Evaluation

The State Planning Commission, in cooperation with the appropriate State departments will review and evaluate the State's economic performance. The data gathered will be used by the State Planning Commission to revise the State Development and Redevelopment Plan every three years pursuant to the State Planning Act, N.J.S.A. 52:18A-199(a).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Evaluating Interdependent Trends.
The State, counties, and municipalities should evaluate economic development trends in the context of interdependent trends in:
(1) national and regional economic conditions;
(2) environmental quality;
(3) capital facilities and public fiscal conditions;
(4) intergovernmental coordination;
(5) community character and quality of life.

b. Analyzing Economic Performance.
The State, in coordination with counties and municipalities, should maintain a periodic monitoring program to determine changes in the following relative to national and regional economic condtions:
(1) total jobs/resident households;
(2) gross real income/resident households;
(3) job opportunities for unemployed or underemployed;
(4) net fiscal costs/revenues to local government;
(5) property values/prices, particularly housing prices and rents;
(6) average household income.[1]

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1 Urban Land Institute, "Tracking Growth and Change in New Jersey: A Framework for a Growth Management Information Program for the New Jersey State Development and Redevelopment Plan". December 1988. Office of State Planning. Technical Reference Document #88-50.

c. Revising the State Development and Redevelopment Plan. The State Planning Commission should revise the State Development and Redevelopment Plan through the cross-acceptance process as appropriate based on periodic evaluation of economic performance and interdependent trends.

d. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Economic Development: Planning: Planning Offices</u>

The appropriate State departments, in cooperation with counties and municipalities should promote and support professionally staffed economic development offices. The offices should be established on a municipal, county, or regional basis.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining Technical and Financial Assistance Programs.</u>
The appropriate State agencies should provide technical assistance to economic development offices by:
(1) developing a program or programs to make grants and loans available to economic development offices for operational, training, and capital expenses;
(2) providing staff assistance to economic development offices upon request;
(3) assisting counties and municipalities lacking economic development offices in establishing such offices.

b. <u>Coordinating Economic Development Activities.</u>
County and municipal economic development offices should coordinate their economic development activities and policies at all levels of government by:
(1) making studies, surveys, plans, data and other material and information created or gathered for economic development purposes available to each other and to the appropriate State agencies;
(2) attending organization meetings and informational sessions of other economic development offices;
(3) working in cooperation with each other to develop economic development strategies which will benefit the municipality, the county, and the State.

c. <u>Assessing the Effectiveness of Existing Legislation.</u>
The appropriate State agencies should review and amend existing economic development legislation to:
(1) establish permanent funding at the State or local level for economic development offices;
(2) grant economic development offices and State economic development agencies sufficient powers to ensure that they are able to effectively develop and implement economic development strategies and policies;
(3) ensure that economic development legislation is consistent.

d. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 Economic Development: Regulation: Streamlining

The appropriate State departments, counties and municipalities should review permitting procedures to ensure that economic development opportunities are not hampered unduly by unnecessary and costly regulatory delays. Regulation should be tailored to meet the goals and objectives of the State Development and Redevelopment Plan.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Encouraging Preapplication Review.
State departments, counties, and municipalities should provide opportunities for preapplication conferences, conceptual approvals, and the non-binding review of projects prior to their entry into the regulatory process.

b. Establishing Unified Permitting Procedures.
State, county and municipal agencies should establish unified permit application procedures which:
(1) provide a single entry and exit point for the applicant for the permitting process through a consolidated permit application;
(2) eliminate requirements that are confusing, overly restrictive, or otherwise duplicative, discourage applicants and undermine economic development policies;
(3) maintain a permit coordinator to provide technical assistance to permit applicants and review staff;
(4) enhance access to and knowledge of permitting requirements by distributing a weekly permit register and copies of permitting regulations to local and neighborhood development corporations and to economic development offices;
(5) provide for simultaneous processing or review of individual permits.

c. Fast-Tracking Approvals.
The State, counties, and municipalities should establish expedited processing of minor projects and actions through:
(1) general permit approvals;
(2) limited pre-approvals;
(3) suspension of regulatory requirements through enterprise zones and other mechanisms;
(4) packaging approved permits through coordinated public actions, such as processing site approvals through public development authorities.

d. Establishing Closing Deadlines.
State, county and municipal agencies should implement economic development projects at the earliest feasible time by:
(1) establishing closing dates for granting permits, approvals or financial assistance;
(2) developing a checklist of documents, approvals or permits required to implement projects;
(3) eliminating review procedures which are redundant.

e. Reviewing and Updating Land Use Ordinances.
Municipalities should encourage economic development by reviewing and updating land use ordinances, regulations and codes and eliminating requirements that are obsolete, conflicting, and ineffective.

f. Consolidating Regulations.
The State, counties, and municipalities should codify individual policies, regulations, and ordinances governing development into a single consolidated development regulation.[1]

g. Coordinating Planning and Permitting Functions.
The State, counties, and municipalities should coordinate planning and regulatory interests by:
(1) ensuring a common policy basis for both planning and regulation;
(2) providing opportunities and procedures for consultation among overlapping interests, such as through project review committees;
(3) reorganizing or integrating planning and regulatory departments;
(4) incorporating dispute resolution between planning and permitting interests within the permit review process;
(5) coordinating review schedules and time limits.[2,3]

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1 Annette Kolis, ed., "13 Perspectives on Regulatory Simplification." 1979. Washington: Urban Land Institute, Research Report #29.

2 Ibid.

3 John Vranicar, Welford Sanders, and David Mosena, "Streamlining Land Use Regulation: A Guidebook for Local Governments." 1980. Chicago: American Planning Association.

h. Improving Vertical Coordination.
The State, counties and municipalities should minimize duplication and conflicts among data and regulatory requirements among levels of government.

i. Minimizing Information Requirements.
The State, counties, and municipalities should minimize collection of data required for permits by:
(1) establishing and maintaining public data bases adequate for planning and permit decisionmaking;
(2) establishing well-defined objectives and performance standards to be satisfied by the permit application.[1]

j. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Kolis, op. cit.

Policy 3.1 Economic Development: Capital Facilities and Public Services: Adequate Facilities and Services

The appropriate State departments, counties and municipalities should ensure that adequate capital facilities and related services are provided to promote beneficial economic growth throughout the State to meet the goals and objectives of the State Development and Redevelopment Plan.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Levels of Service.
Each State department, county, and municipality should establish levels of service to be maintained for capital facilities under its jurisdiction.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.2 <u>Economic Development: Capital Facilities and Public Services: Utility Plant/Energy Systems</u>

The State Planning Commission acknowledges that utility infrastructure is essential to economic growth. It should be provided and coordinated to meet the goals and objectives of the State Development and Redevelopment Plan. The construction of utility plants, such as generating stations, natural gas storage facilities and switching stations, transmission lines and mains, should comply with statewide strategies and tier intent.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Coordinating Utilities with Statewide Objectives.</u>
State agencies should issue Certificates of Need or permits for the construction of generating stations, natural gas storage facilities, switching stations, transmission lines and mains, and other energy facilities where the need for these facilities is compatible with the provisions of the State Development and Redevelopment Plan and will not adversely affect public health and safety.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.1 Economic Development: Labor Markets/Intergovernmental Coordination: Housing

The appropriate State departments, counties and municipalities should promote and support the development and rehabilitation of affordable housing in close proximitiy to areas of employment growth in Redeveloping Cities and Suburbs, Stable Cities and Suburbs, Suburban and Rural Towns, Corridor Centers, and Villages.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Assessing Housing Needs.
Municipalities, in conjunction with counties and the appropriate State agencies should assess local housing needs by:
(1) undertaking an inventory and analysis of housing stock regarding age, type, condition, market conditions and proportion of rental to non-rental units;
(2) determining income levels within the municipality and the income levels of employees of major employment centers within or in proximity to the municipality;
(3) undertaking demographic studies of the local labor pool, including job classifications within the municipality, job classifications of those commuting into the municipality, and the journey to work.

b. Promoting and Supporting Housing Development and Rehabilitation.
Municipalities should promote and support housing development and rehabilitation by:
(1) reviewing and amending, if necessary, local zoning to ensure that an appropriate amount of land is available for housing of all types at sufficient densities to accommodate anticipated growth;
(2) reviewing existing land use patterns to determine whether land banking or other techniques may be used effectively to encourage housing development;
(3) reviewing existing land use ordinances and regulations and amending then to encourage mixed use development, including a housing component.
(4) providing tax incentives, reduced land costs, flexible zoning or other incentive to encourage developers to provide housing for all income levels as part of a mixed use development.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.2 Economic Development: Labor Markets/Intergovernmental Coordination: Transportation

The appropriate State departments, counties and municipalities should promote and support transportation policies and programs that improve the connections between places of residence and places of growing employment opportunity.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Linking Housing and Employment Through Transportation.
The State, counties, and municipalities should link residential and employment centers with appropriate transportation systems, including one or more of the following:
(1) subsidy for public transportation systems;
(2) direct provision of public transportation services through the public and/or private sector;
(3) improved highway facilities;
(4) mixed use development served by bikeway and pedestrian connections, including sidewalks or pedestrian bridges separated from motor vehicle traffic.

b. Promoting Co-Location of Residences and Places of Employment.
Municipalities should encourage the development of employment and residential centers in proximity to one another and accessible to both vehicular and non-vehicular transportation.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.3 Economic Development: Labor Markets/Intergovernmental Coordination: Goods Movement

The appropriate State departments, counties and municipalities should promote and support transportation programs that improve the movement of goods to, from and within the state in order to foster beneficial economic growth.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining and Improving Goods Movement.
The State, counties, and municipalities should designate for priority for maintenance and expansion transportation facilities and services that are essential to the movement of goods.

b. Locating Economic Development and Transportation Improvements.
Municipalities should encourage economic development to be located in proximity to safe and efficient access to transportation systems.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.1 Economic Development: Revitalizing Older Cities and Suburbs: Certified Programs

The appropriate State departments should establish a model "Economic Redevelopment Program" to certify municipalities based upon their establishment of local policies and programming in conformity with State redevelopment strategies, policies, standards and guidelines. "Certified" municipalities would receive a higher priority in funding and technical assistance than municipalities choosing to forego this designation.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Certifying Economic Redevelopment Programs.
Tier One Redeveloping Cities and Suburbs should establish and maintain economic development offices which coordinate the following economic development functions to a level of service certified by appropriate State departments to be eligible for increased State technical and financial assistance for business identification and retention:
(1) preparation of a local economic development program;
(2) assistance with local economic development review procedures;
(3) coordination with state and federal economic development agencies;
(4) maintenance of available space bulletins;
(5) publication of general information kits and newsletters to improve public image;
(6) conducting business retention studies;
(7) conducting job fairs;
(8) monitoring the local business community;
(9) providing "one-stop" permitting assistance;
(10) providing crime prevention assistance;
(11) providing capital facilities improvements;
(12) conducting employment matching strategies.

b. Maintaining an Inventory of Vacant Developable and Redevelopable Land.
Municipalities should conduct an annual survey of vacant developable and redevelopable land, and report the results to counties and appropriate State departments.

c. Marketing Economic Development Opportunities.
Municipalities should establish and maintain a publicly funded and supported marketing program.

d. Providing Fiscal Incentives for Economic Development.
Tier One Redeveloping Cities and Suburbs, in conjunction with local and neighborhood development corporations, should identify priority areas pursuant to criteria detailed in a certified municipal development program, and concentrate the use of available fiscal incentives, such as tax incentives, in these areas to stimulate economic revitalization.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.2 <u>Economic Development: Revitalizing Older Cities and Suburbs: State Facilities</u>

State departments should locate appropriate facilities in Tier One Redeveloping Cities and Suburbs. Such facilities should serve as anchors for economic redevelopment. Highest priority with respect to these facilities should be given to "Urban Centers" municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Locating State Facilities in Older Cities.</u>
The State should maintain a policy to locate the following in Tier 1 communities:
(1) State offices;
(2) hospitals;
(3) educational facilities;
(4) transit centers;
(5) marine terminals.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.3 <u>Economic Development: Revitalizing Older Cities and Suburbs: Cultural Facilities</u>

The appropriate State departments should promote and support major cultural facilities in Redeveloping Cities and Suburbs. Such facilities include regional and statewide libraries, museums and arts centers. Priority with respect to these facilities should be given to "Urban Centers" municipalities.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.4 Economic Development: Revitalizing Older Cities and Suburbs: State Program Priorities

The appropriate State departments, in cooperation with counties and municipalities, should review existing policies and programs that affect economic redevelopment. They should place the highest priority on programming to assist Redeveloping Cities and Suburbs.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Priorities for Economic Development Programs.
The State should establish the following priorities for public expenditures with respect to economic development:
(1) Maintaining existing facilities and related services that protect public health and safety in Tier One;
(2) Maintaining existing facilities and related services that protect public health and safety throughout the remainder of the State;
(3) Providing facilities and related services that stimulate the revitalization of urban centers, including statewide facilities having local positive impacts;
(4) Providing facilities and related services that stimulate the revitalization of Tier One municipalities other than urban centers;
(5) Providing facilities and related services in areas designated for infill that will ensure future development that is contiguous with already developed areas;
(6) Providing facilities and related services to encourage and support development generally in Tiers 1, 2, 3 and 4;
(7) Providing facilities and related services to encourage and support development in corridor centers.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.5 <u>Economic Development: Revitalizing Older Cities and Suburbs: Mixed-Use Developments</u>

Municipalities should encourage mixed use patterns of development at appropriate locations through their land use regulations.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Mixed Use Development.</u>
Municipalities should encourage mixed use patterns of development at appropriate locations by:
(1) reviewing present land use patterns, projecting future land use patterns, and identifying appropriate locations for mixed use development activities and for flexible zoning techniques;
(2) developing, in cooperation with State, county and other agencies, a mid-range plan for mixed use development areas;
(3) preparing a capital improvement plan and programs for design, construction, operation, and maintenance to assist mixed use development and redevelopment activities.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.6 <u>Economic Development: Revitalizing Older Cities and Suburbs: Adaptive Reuse</u>

Municipalities should tailor local land use regulations to accommodate the conversion of older, formerly single-occupant industrial complexes to smaller, multi-tenanted operations and residential uses where appropriate.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.7 <u>Economic Development: Revitalizing Older Cities and Suburbs: Neighborhood Targetting</u>

The appropriate State departments, counties and municipalities should designate neighborhood strategy areas to target economic development through financial and technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Designating Neighborhood Strategy Areas.</u>
Municipalities, in consultation with counties and appropriate State departments, should designate neighborhood strategy areas on the following basis:
(1) recognizable neighborhood boundaries;
(2) high percentage of low and moderate income residents;
(3) high degree of vacant or abandoned commercial and industrial structures;
(4) high percentage of unemployment among neighborhood residents;
(5) significant redevelopment potential based on:
(a) available land or buildings for expansion of businesses;
(b) potential labor force;
(c) suitability of infrastructure to support commercial and industrial ventures;
(d) availability of markets for products.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.8 <u>Economic Development: Revitalizing Older Cities and Suburbs: Local Development Corporations</u>

The New Jersey Urban Development Corporation, in cooperation with counties and municipalities, should devise a policy to maximize the use of local and neighborhood development corporations as a means of attracting funding from public and private sources for economic redevelopment activities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maximizing the Use of Local and Neighborhood Development Corporations.</u>
The New Jersey Urban Development Corporation, counties and municipalities should maximize the use of local and neighborhood development corporations by:
(1) providing technical assistance in the form of staff support and grants and loans for the formation of local and neighborhood development corporations;
(2) developing a program to provide continuous technical and financial assistance to such entities;
(3) coordinating their economic development activities with local and neighborhood development corporations, including providing financial assistance or other forms of participation which will attract private funding sources and encourage the formation of public/private partnerships;
(4) utilizing local and neighborhood development corporations as a liaison to administer and implement economic development programs and to carry out Statewide economic development objectives and policies.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 6.1 <u>Economic Development: Stable and Growing Cities and Suburbs: Mixed-Use Developments</u>

Municipalities should encourage mixed use patterns of development at appropriate locations through their economic development programming and land use regulations. Innovative public/private partnerships should be encouraged to develop these projects.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Public/Private Partnerships.</u>
Municipalities, in cooperations with the State, counties, and local and neighborhood development corporations should encourage the formation of public/private partnerships by:
(1) providing fiscal incentives such as land write-downs and tax abatements to participate in mixed-use developments;
(2) utilizing special powers, such as eminent domain to assemble disparate land parcels, or the power to float bonds to support mixed use developments to attract private sector participation.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 6.2 <u>Economic Development: Stable and Growing Cities and Suburbs: Adaptive Reuse</u>

Municipalities should tailor local land use regulations to accommodate the conversion of older, formerly single-occupant industrial complexes to smaller, multi-tenanted operations and residential uses where appropriate.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 6.3 <u>Economic Development: Stable and Growing Cities and Suburbs: Neighborhood Targetting</u>

The appropriate State departments, counties and municipalities should designate neighborhood strategy areas to target economic development through financial and technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 7.1 <u>Economic Development: Rural Areas: Development in Suburban and Rural Towns, Corridor Centers and Villages</u>

The appropriate State departments, counties and municipalities should encourage the development and expansion of agricultural, industrial, commercial, and professional economic activities in suburban and rural Towns, Corridor Centers, and Villages in the rural areas of the state.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 7.2 <u>Economic Development: Rural Areas: Agricultural Development</u>

The appropriate State departments should coordinate their efforts through a Rural Affairs Cabinet Council. It would coordinate State policies and programs to strengthen the rural economy. It would also support agriculture and other indigenous rural and natural resource based activities to maintain a sustainable yield of farm products and natural resources.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 7.3 <u>Economic Development: Rural Areas: Environment</u>

The appropriate State departments, counties and municipalities should encourage economic development that is appropriate to, and compatible with, the aesthetic recreational character of the area and that respects environmentally sensitive features.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Housing

Policy 1.1 Housing at Reasonable Cost: Reducing Housing Costs: Streamlining the Permitting Process

State departments involved in the permitting of any aspect of housing development, as well as county and municipal governments, should streamline the permitting process to reduce unnecessary costly delays to development and redevelopment. Successful efforts in this regard should be reported to the Office of State Planning so that they may be recognized in the Office of State Planning's Annual Housing Review.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Encouraging Preapplication Review.
State departments, counties, and municipalities should provide opportunities for preapplication conferences, conceptual approvals, and the non-binding review of projects prior to their entry into the regulatory process.

b. Establishing Unified Permitting Procedures.
State departments, county and municipal agencies should establish unified permit application procedures which:
(1) provide a single entry and exit point for the applicant for the permitting process through a consolidated permit application;
(2) eliminate obsolete, ineffective, inconsistent and redundant requirements;
(3) maintain a permit coordinator to provide technical assistance to permit applicants and review staff;
(4) enhance access to and knowledge of permitting requirements by distributing a weekly permit register and copies of permitting regulations to local and neighborhood development corporations and to economic development offices and developing a checklist of documents required to grant approvals or permits;
(5) provide for simultaneous processing or review of individual permits;
(6) establish closing dates by which permits or approvals must be granted.

c. Fast-Tracking Approvals.
The State, counties, and municipalities should establish expedited processing of minor projects and actions through:
(1) general permit approvals;
(2) limited pre-approvals;
(3) suspension of regulatory requirements through enterprise zones and other mechanisms;
(4) packaging approved permits through coordinated public actions, such as processing site approvals through public development authorities.

d. Consolidating Regulations.
The State, counties, and municipalities should codify individual policies, regulations, and ordinances governing development into a single consolidated development regulation.[1]

e. Coordinating Planning and Permitting Functions.
The State, counties, and municipalities should coordinate planning and regulatory interests by:
(1) ensuring a common policy basis for both planning and regulation;
(2) providing opportunities and procedures for consultation among overlapping interests, such as through project review committees;
(3) reorganizing or integrating planning and regulatory departments;
(4) incorporating dispute resolution between planning and permitting interests within the permit review process;
(5) coordinating review schedules and time limits.[2,3]

f. Improving Vertical Coordination.
The State, counties and municipalities should minimize duplication and conflicts among data and regulatory requirements among levels of government.

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1 Annette Kolis, ed., "13 Perspectives on Regulatory Simplification." 1979. Washington: Urban Land Institute, Research Report #29.

2 Ibid.

3 John Vranicar, Welford Sanders, and David Mosena, "Streamlining Land Use Regulation: A Guidebook for Local Governments." 1980. Chicago: American Planning Association.

g. Minimizing Information Requirements.
The State, counties, and municipalities should minimize collection of data required for permits by:
(1) establishing and maintaining public data bases adequate for planning and permit decisionmaking;
(2) establishing well-defined objectives and performance standards to be satisfied by the permit application.[1]

h. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

i. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Kolis, op. cit.

Policy 1.2 Providing Housing at Reasonable Cost: Reducing Housing Costs: Housing Subsidies

The New Jersey Department of Community Affairs should develop a comprehensive housing plan. The Plan should assist housing developers, consumers, and municipalities in ensuring an adequate supply of housing at reasonable cost for a wide range of income groups. It should also ensure the provision of a variety of tenure types in suitable locations in close proximity to the State's expanding job opportunities through the use of housing subsidies.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining a State Comprehensive Housing Plan.
The New Jersey Department of Community Affairs should, in cooperation with appropriate State agencies, counties, and municipalities, prepare and maintain a State Comprehensive Housing Plan. The housing plan should provide a means to ensure an adequate supply of housing at reasonable cost for a wide range of income groups by providing a context for municipal housing plan elements. The State Comprehensive Housing Plan should include:
(1) an inventory of housing stock; and
(2) a projection of housing stock; and
(3) an analysis of demographic characteristics, including but not limited to household size, income level and age; and
(4) an analysis of the existing and probable future employment characteristics; and
(5) a determination of present and prospective fair share for low and moderate income housing; and
(6) a determination of need for middle income housing; and
(7) an inventory of lands and structures appropriate to meet housing needs.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 <u>Providing Housing at Reasonable Cost: Reducing Housing Costs: Non-Profit Housing</u>

The New Jersey Department of Community Affairs, other appropriate State departments, counties and municipalities should support the development of non-profit housing for low and moderate income groups, the elderly, disabled, and the homeless through funding and technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.1 <u>Providing Housing at Reasonable Cost: Housing and Community Development: Design Standards for Higher Densities</u>

The New Jersey Department of Community Affairs, along with the appropriate county and municipal government agencies, should establish design standards to permit higher densities while maintaining an attractive quality of life. The New Jersey Department of Community Affairs should provide financial and technical assistance in this regard.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.2 <u>Providing Housing at Reasonable Cost: Housing and Community Development: Infrastructure Costs</u>

Counties and municipalities should prescribe and apportion infrastructure costs related to housing development in accordance with the policies regarding Capital Facilities Financing and Development, on-tract and off-tract, as provided by the Capital Facilities Financing and Development Strategies, Policies, and Standards.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Providing Affordable Housing.</u>
The State, counties, municipalities, and other appropriate entities should give priority to those capital facilities improvements that will support low and moderate income housing where capital facilities funding is inadequate or capital facilities are inadequate to meet the needs of all growth and development within a tier within a municipality.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Providing Housing at Reasonable Cost: Housing and Community Development: Land Banking

The New Jersey Department of Community Affairs should provide sufficient funding and technical assistance for the establishment of land banks. Counties and municipalities, under the leadership of the New Jersey Department of Community Affairs, should devise land bank programs to stabilize land values and allow for more orderly development and redevelopment of municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Land Banks.
The New Jersey Department of Community Affairs, in cooperation with other appropriate agencies and entities, should provide sufficient funding and technical assistance to counties and municipalities for the establishment of land banks by:
(1) creating a fund to assist counties and municipalities with land acquisition costs, and encouraging counties and municipalities to bank land acquired by condemnation or tax foreclosure for housing and housing-related purposes by providing funds for renovation, conversion, or relocation and clearance.
(2) making staff available to assist counties and municipalities in developing, implementing, and monitoring land banking programs to ensure that such programs achieve the objective of stabilizing land values and promoting orderly development and redevelopment;
(3) providing technical assistance grants and loans for studies, data collection and analyses, and establishing guidelines for the availability of such grants and loans.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 Providing Housing at Reasonable Cost: Housing and Community Development: A Reasonable Mix of Land Uses

Municipalities should review and amend their land use ordinances and plans to ensure a reasonable balance among various land uses so that industrial and commercial uses do not exceed reasonable expectations of demand for such uses. Adequate lands should be available to satisfy the anticipated demand for residential housing.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Planning to Balance Land Uses.
The plan to provide a reasonable mix of land uses shall include the following:
(1) an inventory of housing stock;
(2) a projection of housing stock;
(3) an inventory of available developable and redevelopable land;
(4) an analysis of demographic characteristics, including but not limited to household size, income level, and age;
(5) an analysis of the existing and probable future employment characteristics;
(6) a determination of present and prospective fair share for low and moderate income housing including any predicted housing need asdetermined by the Council on Affordable Housing;
(7) an inventory of lands and structures appropriate for low and moderate housing.

b. Planning Implementation.
Municipalities should have an implementation plan to accomplish the objective of a reasonable mix of land uses including its Council on Affordable Housing precredited and/or certified fair share of low and moderate income housing.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.5 Providing Housing at Reasonable Cost: Housing and Community Development: Community Development

The New Jersey Department of Community Affairs should require municipalities to devise a community development strategy that targets housing programs to designated neighborhoods. It should relate those policies to the provision of community services, economic development and employment opportunities, education, and public safety efforts. Municipal eligibility for the New Jersey Department of Community Affairs housing subsidy programs should depend on an adopted comprehensive community development program.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.6 Providing Housing at Reasonable Cost: Housing and Community Development: Revitalization without Displacement

State, county and municipal government agencies engaged in housing development and redevelopment efforts should minimize displacement effects which may be attributed to development and redevelopment activities whether publicly or privately funded.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Rehabilitating Existing Units.
The appropriate State agencies, counties and municipalities should maintain funds to assist in the rehabilitation of existing units. If rehabilitation is so extensive that a unit may not be occupied during renovation, temporary or permanent residences should be provided within the same geographic proximity.

b. Postponing Demolition.
The appropriate State departments, counties and municipalities should postpone demolition of housing for redevelopment involving public funds until units affordable to households of the same income level are available for displaced individuals and families.

c. Establishing Priorities for Occupancy.
The appropriate State departments, counties and municipalities should grant displaced residents of the municipality first priority in occupying new affordable housing units.

d. Assessing Relocation Costs with Impact-Associated Costs of Development.
Municipalities should include the costs of relocation in the impact-associated costs assessed to public and private development and redevelopment.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.7 <u>Providing Housing at Reasonable Cost: Housing and Community Development: Housing Linkage</u>

Municipalities, with assistance from the counties and the New Jersey Department of Community Affairs, are encouraged to identify the relationship between industrial and commercial development projects and the housing need those projects are likely to generate. Those projects should incur an obligation to provide for a reasonable portion of that housing need where market conditions make such linkage feasible.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.8 <u>Providing Housing at Reasonable Cost: Housing and Community Development: Development Standards</u>

Municipalities should review and amend municipal land development ordinances to provide reasonable performance standards for development such as those contained in the Model Site Development and Subdivision Ordinance Handbook promulgated by the New Jersey Department of Community Affairs. Municipal ordinances should provide for timely review and eliminate duplicate review and unnecessary, costly regulations.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 Providing Housing at Reasonable Cost: Coordination with the Council on Affordable Housing: C.O.A.H. Housing Needs Allocations

The State Planning Commission supports the present and prospective affordable housing needs as previously promulgated by the Council on Affordable Housing (C.O.A.H.) through 1993. However, those present and prospective affordable housing needs are subject to adjustment for mutual environmental resource protection, historic and open space preservation goals, as well as the requirements of good planning and zoning. These mutual goals can be further adjusted to take into account the amount of vacant developable lands and are subject to amendment in keeping with ascertaining growth realities and constraints.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Implementing Certified Housing Elements.
No policy recommendations of this plan shall, by itself, modify the implementation of a housing element as certified by the Council on Affordable Housing or any court-approved judgement resulting from exclusionary zoning litigation through 1993 absent adjustments referred to in this policy.

b. Managing Secondary Impacts of Housing Development.
It is the intent of this policy to encourage public agencies to respond positively to low and moderate income housing developments so long as they do not encourage or stimulate other types of growth inconsistent with this plan.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.2 <u>Providing Housing at Reasonable Cost: Coordination with the Council on Affordable Housing: Inclusionary Zoning</u>

In Tiers 5, 6, and 7 inclusionary zoning should only be required in towns, corridor centers, villages, and hamlets.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Designating Communities of Place for Inclusionary Zoning.</u> If a municipality chooses inclusionary zoning as an instrument to meet its Council on Affordable Housing precredited need, it must designate an appropriate Community of Place or expand the boundaries of an existing Community of Place where that Council on Affordable Housing precredited need can be met.

b. <u>Recommending Alternative Guidelines.</u> Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.3 <u>Providing Housing at Reasonable Cost: Council on Affordable Housing Coordination: Housing Allocations in Tiers 5, 6, and 7</u>

If any municipality, after the effective date of this Plan, approves any development (with the exception of low and moderate income housing) in Tiers 5, 6, or 7 that exceeds the density and intensity policies and standards of this Plan, then the Council on Affordable Housing may allocate an affordable housing allocation to that municipality commensurate with the approved development. The Council on Affordable Housing and the State Planning Commission shall identify those indices of development then precipitate these allocations.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.1 Providing Housing at Reasonable Cost: Evaluation: An Annual Review

The New Jersey Department of Community Affairs will compile and forward the necessary data to the Office of State Planning which will prepare an annual review of housing costs in New Jersey. The annual review will analyze the changing costs of land, labor, capital, materials, and government regulation as they affect housing costs, tenure, types and locations. The Annual Review will be submitted to the State Planning Commission so that it may be considered at the time of the revision and readoption of the State Development and Redevelopment Plan pursuant to N.J.S.A. 52:18A-199.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Transportation

Policy 1.1 Transportation: Coordinating Land Use and Transportation Planning: Proactive Transportation Planning

The New Jersey Department of Transportation, counties and municipalities should be proactive in the development of transportation facilities which will promote the goals and objectives of the State Development and Redevelopment Plan. Government agencies at all levels should promote public/private partnerships to build new public transportation facilities and other innovative systems.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Preparing Transportation Master Plans.
Counties and municipalities should prepare Transportation Master Plans including the following:
(1) a study area consisting of an entire municipality, or group of municipalities if the perceived transportation problem is regional; and
(2) a detailed analysis of existing conditions including but not limited to:
(a) traffic volumes; and
(b) intersection conditions, specifically accident history, traffic controls and levels-of-service; and
(c) road link conditions, specifically accident history, traffic controls and levels-of-service; and
(d) pedestrian and bikeway systems, specifically accident history, modal interfaces, and capacity; and
(e) public transportation facilities including carpool and van pool staging areas specifically reviews of routes, schedules, system capacity as well as facility condition and utilization; and
(3) estimates of future demands on the road and transit network using standard transportation modeling techniques involving trip generation, trip distribution, modal split and network assignment analysis; and

(4) level-of-service standards for certain areas or intersections so that traffic flow can be considered acceptable. Different standards can be set for different parts of the community. When the Master Plan is developed, the level of improvement and resultant traffic flow with its identified improvement or deterioration should be judged and evaluated; and
(5) selection of desired implementation plan that leads development including mechanisms for implementation, systems to monitor plan effectiveness and schedules to reevaluate the transportation system.

b. Preparing Circulation Elements.
Counties and municipalities should address the following in their circulation component of their Master Plan:
(1) analysis of the existing street system, classifying streets according to a hierarchy; and
(2) identification of problem areas including but not limited to high accident areas, other safety problem areas, capacity considerations, pavement conditions; and
(3) possible locations for new streets and their classification; and
(4) public transportation facilities and services.

c. Defining Levels of Service.
Each county and municipality should define acceptable levels-of-service and plan and design facilities and systems to protect or obtain their proposed level of service. The 1985 Highway Capacity Manual of the Transportation Research Board details highway capacity calculations and should be consulted for definition and procedures for conducting capacity analyses.

d. Analyzing Demands Based on Future Land Use.
Each municipality should consider the future land use within its jurisdiction and test the capacity of the transportation systems ability to meet the future demands based on existing zoning allowances.

e. Establishing Street Design Standards.
Municipal development requirements should follow the recommended practices for residential streets presented by the Institute of Transportation Engineers or the Bucks County Planning Commission in "Performance Streets" ,as appropriate.

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 Transportation: Coordinating Land Use and Transportation Planning: Public Transportation as a Development and Redevelopment Tool

The New Jersey Department of Transportation, counties, and municipalities should plan and encourage the use of public transportation services and facilities as development and redevelopment tools. These services and facilities may be particularly useful in revitalizing municipalities in Tier 1, especially older urban centers, as well as in encouraging the new development of mixed-use and corridor centers.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Public Transportation Services to Development Centers.
The State, counties and municipalities should ensure that existing and proposed public transportation services are maintained and expanded to areas of high density development according to the following table. Transit services tailored to meet these demands should be designed to connect residential areas with emerging employment centers in which adequate ridership can be anticipated.

TABLE

	residential DU/Acre	non residential millions of sq ft	FAR
Local Bus	4-15	5-20	.20-.70
Express Bus:			
Pedestrian Access	15	50	1.8
Auto Access	3	20-50	.70 - 1.8
Light Rail	9-12	35-50	1.25 - 1.8
Rapid Transit	12	100	3.6

b. Encouraging Redevelopment Compatible with Public Transportation.
Municipalities, through master plans, development regulations, and capital facilities programs should permit mixed-use development and higher densities in areas that are undeveloped or undergoing redevelopment that are within reasonable walking distances of rail stations or are near the intersection of two or more bus lines.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 Transportation: Coordinating Land Use and Transportation Planning: New Commuter Patterns

The New Jersey Department of Transportation, in cooperation with counties and municipalities, should examine changing commuter patterns. An integrated and efficient transportation system should then be designed and implemented based on those patterns so as to maximize efficiency through the coordination of transportation modes including private automobiles and public transportation forms related to road, fixed rail, water and air travel.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Preparing Transportation Master Plans.
Counties and municipalities should prepare Transportation Master Plans including the following:
(1) a study area consisting of an entire municipality, or group of municipalities if the perceived transportation problem is regional;
(2) a detailed analysis of existing conditions including but not limited to:
(a) traffic volumes;
(b) intersection conditions, specifically accident history, traffic controls and levels-of-service;
(c) road link conditions, specifically accident history, traffic controls and levels-of-service;
(d) pedestrian and bikeway systems, specifically accident history, modal interfaces, and capacity;
(e) public transportation facilities including carpool and van pool staging areas specifically reviews of routes, schedules, system capacity as well as facility condition and utilization;
(3) estimates of future demands on the road and transit network using standard transportation modeling techniques involving trip generation, trip distribution, modal split and network assignment analysis;
(4) level-of-service standards for certain areas or intersections so that traffic flow can be considered acceptable. Different standards can be set for different parts of the community. When the Master Plan is developed, the level of improvement and resultant traffic flow with its identified improvement or deterioration should be judged and evaluated;
(5) selection of desired implementation plan that leads development including mechanisms for implementation, systems to monitor plan effectiveness and schedules to reevaluate the transportation system.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Transportation: Coordinating Land Use and Transportation Planning: Traffic Demand Management

The New Jersey Department of Transportation should provide funding and technical assistance to counties and municipalities to develop plans and targets related to traffic demand management. Reduced peak hour traffic congestion may be achieved through such traffic management techniques as encouraging flexible working hours, parking management systems, improved access to public transportation services, and use of car and van pooling.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Managing Traffic Demand through Transportation Plans.
Counties and municipalities should implement traffic demand management measures to reduce peak hour highway traffic congestion through county and municipal transportation plans. Traffic management techniques include but are not limited to:
(1) flexible working hours;
(2) van and car pooling;
(3) parking management systems; and
(4) access to public transportation services.

b. Establishing Target Areas for Traffic Demand Management.
Counties and municipalities should use Transportation Demand Management Strategies in areas where Level-of-Service as defined by the 1985 Highway Capacity Manual exceeds "E" to minimize demand on the system in order to facilitate improvement in flow.

c. Establishing Performance Targets for Traffic Demand Management.
Municipalities and counties should develop targets for Traffic Demand Management. Mechanisms to achieve these targets should be included in Transportation Plans and in "Traffic Management Ordinances".

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 Transportation: Coordinating Land Use and Transportation Planning: Land Use Plans

Appropriate State departments, counties, and municipalities should, through their plans and programs, promote adequate densities and mixed uses in appropriate locations to support public transportation services and facilities including heavy and light rail.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Public Transportation Services to Development Centers.
The State, counties and municipalities should ensure that existing and proposed public transportation services are maintained and expanded to areas of high density development according to the following table. Transit services tailored to meet these demands should be designed to connect residential areas with emerging employment centers in which adequate ridership can be anticipated.

TABLE

	residential DU/Acre	non residential millions of sq ft	FAR
Local Bus	4-15	5-20	.20-.70
Express Bus:			
Pedestrian Access	15	50	1.8
Auto Access	3	20-50	.70 - 1.8
Light Rail	9-12	35-50	1.25 - 1.8
Rapid Transit	12	100	3.6

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.6 <u>Transportation: Coordinating Land Use and Transportation Planning: Transportation Impact Statements</u>

Counties and municipalities should require a Transportation Impact Statement to demonstrate that traffic management targets are met prior to the approval of developments determined to have significant impact on traffic.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Preparing Transportation Impact Statements.</u>
Counties and municipalities should require all applications for development which generate 500 or more trips a day to submit a transportation impact statement. The statement should include a comparison of, at a minimum:
   a. existing conditions of the transportation system without site development; and
   b. future conditions of the transportation system without site development; and
   c. future conditions of the transportation system with site development.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 Transportation: An Integrated and Efficient Transportation System: Highway Funding Priorities

The New Jersey Department of Transportation, counties and municipalities should set their highway funding priorities in accordance with the State Development and Redevelopment Plan. Maintenance of existing highway and public transportation facilities should have the highest priority. New facilities in growth areas should have a higher priority than expansion of facilities into the less developed areas of the State, except as may be required for the maintenance of public health and safety.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Bridges.
The State, counties and municipalities should establish annual bridge inspection, maintenance and improvement programs to maintain the structural and functional integrity for both highway and transit facilities in the State.

b. Providing Additional Capacity.
The State, counties and municipalities should provide for additional capacity in the statewide, countywide and municipalwide transportation systems where required to serve statewide or growth management transportation needs.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 Transportation: An Integrated and Efficient Transportation System: Highway Access Management -- Growth Management

The New Jersey Department of Transportation, as well as county and municipal agencies, should develop and adhere to Highway Access Management policies that support the growth management objectives of the State Development and Redevelopment Plan. Restricting highway access in less developed areas of the State can reduce development pressures in those areas. The prudent use of highway access can also encourage development in concentrated mixed-use centers, corridor centers, and older urban areas in need of revitalization.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Limiting Access to Arterial Highways.
The New Jersey Department of Transportation, counties, and municipalities should prepare and maintain arterial access plans designating access to arterial highways. Where an approved arterial access plan has not been prepared, signalized intersections and driveways providing new access to highway facilities should be limited as follows:
(1) Signalized intersections should be located no closer than 1200 feet;
(2) In rural areas, the minimum spacing of signalized intersections should be 1/2 mile.
(3) Spacing requirements between unsignalized drives should be related to the classification of the road.

b. Providing Service Roads.
The State, counties and municipalities should ensure that service roads to separate through traffic from local traffic are provided where feasible. The construction of new service roads should be accompanied by appropriate measures, including where appropriate access control and regulation of adjoining land uses, to promote compatibility of the road with the growth management objectives of both the suburban or rural town served and of any tier 5, 6 or 7 areas which the road traverses.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Transportation: An Integrated and Efficient Transportation System: Highway Access Management -- System Efficiency

The New Jersey Department of Transportation, counties and municipalities should develop and adhere to highway access management programs that maintain system flow and safety. Numerous curb cuts along arterial roads result in conflicting turning movements and sudden stopping and accelerating in traffic streams. This consumes highway capacity and degrades highway conditions.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Managing Highway Access through Development Approval.
Counties and municipalities should implement highway access management measures through the development approval process. Highway access management techniques include but are not limited to:
(a) regulated driveway designs;
(b) interconnected parking areas and frontage roads; and
(c) signalized access points.

b. Limiting Access to Arterial Highways.
The New Jersey Department of Transportation, counties, and municipalities should prepare and maintain arterial access plans designating access to arterial highways. Where an approved arterial access plan has not been prepared, signalized intersections and driveways providing new access to highway facilities should be limited as follows:
(1) Signalized intersections should be located no closer than 1200 feet;
(2) In rural areas, the minimum spacing of signalized intersections should be 1/2 mile.

c. Providing Service Roads.
The State, counties and municipalities should ensure that service roads to separate through traffic from local traffic are provided where feasible. The construction of new service roads should be accompanied by appropriate measures, including where appropriate access control and regulation of adjoining land uses, to promote compatibility of the road with the growth management objectives of both the suburban or rural town served and of any tier 5, 6 or 7 areas which the road traverses.

d. Planning Alternatives to Highway Access Management.
The State, counties and municipalities should evaluate and implement mechanisms to obtain or protect desired levels-of-service including new construction, traffic demand management, provision of public transportation and reevaluation of planned future land use.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 Transportation: An Integrated and Efficient Transportation System: Park-and-Ride

The New Jersey Department of Transportation, counties and municipalities should encourage the development of park-and-ride lots with provisions for structured parking facilities, where appropriate, at key locations along major highways and in close proximity to public transportation facilities. Shuttle services should be provided between these regional park-and-ride lots and employment centers.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Parking Management Strategies.
The State, counties, and municipalities should devise compatible parking management strategies to encourage the use of public transportation (including car, van-pooling and fixed route service). Access to commuter rail and bus services and commuter carpools and vanpools should be enhanced through the use of adequate parking facilities which minimize land consumption (such as parking decks) wherever appropriate and feasible, particularly:
(1) at station sites; and
(2) along heavily travelled and congested highway corridors.

b. Providing Regional Park-and-Ride Facilities.
The New Jersey Department of Transportation, in cooperation with appropriate State departments, counties, and municipalities, should establish regional park-and-ride facilities located at key locations along major highways. Shuttle services should be provided to, and within, urban and corridor centers where appropriate.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.5 <u>Transportation: An Integrated and Efficient Transportation System: Car and Van Pooling</u>

The New Jersey Department of Transportation, counties and municipalities should encourage car and van pooling in order to reduce the heavy reliance on the private automobile.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Car and Van Pooling.</u>
The State, counties and municipalities should implement mechanisms to encourage car pooling and van pooling, including the coordination of travel demand through a designated Transportation Coordinator.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.6 Transportation: An Integrated and Efficient Transportation System: Restoring Public Transportation

The New Jersey Department of Transportation, in cooperation with counties and municipalities, should restore appropriate rail services to areas containing sufficient travel densities. Innovative, light and heavy rail systems should also be considered as transportation alternatives.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Public Transportation Services to Development Centers.
The State, counties and municipalities should ensure that existing and proposed public transportation services are maintained and expanded to areas of high density development according to the following table. Transit services tailored to meet these demands should be designed to connect residential areas with emerging employment centers in which adequate ridership can be anticipated.

TABLE

	residential DU/Acre	non residential millions of sq ft	FAR
Local Bus	4-15	5-20	.20-.70
Express Bus:			
Pedestrian Access	15	50	1.8
Auto Access	3	20-50	.70 - 1.8
Light Rail	9-12	35-50	1.25 - 1.8
Rapid Transit	12	100	3.6

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.7 Transportation: An Integrated and Efficient Transportation System: Abandoned Rail Rights-of-Way

The New Jersey State Department of Transportation should acquire appropriate Rail Rights-of-Way that may have been abandoned but may serve future transportation needs. Under-utilized and abandoned Rail Rights-of-Way may be "banked" in a "Rights-of-Way/Rail Facilities" land bank to be used in the future at an appropriate time and suitable way.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Classifying Endangered Rail Rights-of-Way.
Rail rights-of-way that are underutilized, or threatened with abandonment, should be considered endangered.

b. Responding to Notifications.
Upon notification of a filing of a Notice of Insufficient Revenues or a Notice of Abandonment before the Interstate Commerce Commission for a particular rail line, the Office of Freight Services of the New Jersey Department of Transportation should:
(1) continue its present policy of acquiring endangered properties that fall within the Core Rail System;
(2) notify New Jersey Transit of all New Jersey filings that are before the Interstate Commerce Commission so that threatened properties can be evaluated for transit purposes;
(3) notify interested counties and municipalities of abandonment filings that do not fall within the Core Rail System so that they may be evaluated for local transportation needs.

c. Local Acquisition of Rail Rights-of-Way.
Counties and municipalities should acquire threatened rail rights-of-way that are not part of the Core Rail System if they can be used for economic development efforts (e.g. business retention) or local transportation needs (e.g. busways, local and county roads).

d. Evaluating Future Uses.
The State, counties, municipalities, and other public entities should take into account the following factors when determining the possibility of a future transportation use for a threatened right-of-way:
(1) the original use of the facility, and its potential for restoration for its original use;
(2) surrounding land uses, and their effect on potential new uses for the facility;
(3) planned growth, and its effect on future needs for the facility;

(4) needs for improvement, such as improved access and parking facilities.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.8 Transportation: An Integrated and Efficient Transportation System: Goods Movement

The New Jersey Department of Transportation, counties and municipalities should give priority consideration in land use planning and capital facilities programming to the maintenance and expansion of New Jersey's ports, highways, "Core Rail System" and airports. Water, rail, highway and aviation facilities are utilized to move people and goods throughout the State protecting the quality of life in developed and developing regions.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Designation of Transportation Systems.
The State, counties, and municipalities should identify and assign priority to the maintenance and enhancement of transportation systems that are critical to the movement of goods.

b. Maintenance of Core Transportation Systems.
Counties and municipalities, in coordination with the appropriate State departments, should provide for the support of the critical core transportation system in local capital budgets. Future land use patterns should be designed to make maximum efficient use of this system.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.9 Transportation: An Integrated and Efficient Transportation System: Air Travel

The New Jersey Department of Transportation, in cooperation with counties, municipalities and airport operators should study the aviation system. This study should evaluate the needs of the system in terms of safety and capacity and lead to appropriate recommendations in this regard.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Planning for Aviation System Capacity.
The State, counties, and municipalities and airport operators should evaluate the demands of the aviation system, projecting the system to the horizon date of the State Development and Redevelopment Plan. Facility planning should ensure that capacity exists to meet the needs of the aviation system safely and efficiently.

b. Planning for Land Use and Capital Facilities.
Counties and municipalities should include an aviation element that should be coordinated with land uses in the immediate vicinity of aviation facilities to ensure that land uses are compatible with aviation operations.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Air Quality

Policy 1.1 Air Quality: Coordinating Development Patterns and Regulatory Requirements: Land Use Patterns

The New Jersey Department of Environmental Protection should devise land use development and redevelopment guidelines for use by counties and municipalities to encourage development and redevelopment land use patterns that will protect air quality and facilitate the meeting of National Ambient Air Quality Standards within a reasonable period of time.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Modeling Air Quality Impacts of Land Use.
The New Jersey Department of Environmental Protection should establish an air quality/land use model that describes the relative impacts of various intensities and patterns and distribution of development on air quality. Guidelines for mitigation strategies based on existing land uses to be implemented in county and municipal capital facilities planning and development review should accompany the model.

b. Preparing Air Quality Assessments.
Counties and municipalities should require that an air quality assessment be included as part of master plans, regulations, and applications for development. Air quality assessments should be reviewed in consultation with the New Jersey Department of Environmental Protection and appropriate county and regional agencies. Air quality assessments should ensure that new development and redevelopment does not result in, to the extent feasible:
(1) any violation of air quality standards or significant deterioration of air quality, where air quality standards are currently being met;
(2) any violation of the State Implementation Plan regarding further progress toward attainment, where air quality standards are currently not being met;
(3) any violation of any other air quality criterion established by law or regulation.

c. Preventing Increases in Emissions.
Municipalities should review and modify master plans, development regulations, and capital facilities programs to ensure that new development and redevelopment involving a cumulative total of 300 or more additional vehicle trips per day in areas which have not attained an ambient air quality standard should not result in projected emissions of volatile organic substances attributable to the development of greater than 50 tons per year.[1] To mitigate this impact, future development and redevelopment should be designed to:

(1) reduce vehicle miles travelled;
(2) provide higher densities and mixed uses of development in the vicinity of public transportation facilities and services;
(3) promote infill development and redevelopment;
(4) promote energy conservation and its associated benefits for air quality, both in the vicinity of the development and at remote generation sites;
(5) limit private vehicle parking spaces, and better interconnect recreation and community facilities, convenience shopping, and housing to reduce the need for vehicle trips;
(6) provide convenient access to alternative transportation systems (such as van pooling) to reduce vehicle trips;[2]
(7) secure emissions offsets from existing permitted sources.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 The New Jersey Department of Environmental Protection has estimated that an average of 50 tons of volatile organic substances are introduced into the atmosphere each year through motor vehicle emissions associated with each 300 daily vehicle trips. The estimate is based on 2 vehicle trips per day per employee or residential unit, a 25 mile commutation round trip, and 1991 vehicle emissions standards. This amount of emissions is equivalent to the threshold for a major source emission subject to permitting procedures pursuant to State regulations.

2 Siemon, Larsen, Mattlin and Purdy, Environmental Management Standards, April 16, 1987. Technical Reference Document.

Policy 1.2 <u>Air Quality: Coordinating Development Patterns and Regulatory Requirements: Public Facilities and Services</u>

The New Jersey Department of Environmental Protection should devise land use development and redevelopment guidelines for use by appropriate State departments, counties, and municipalities with respect to public facilities and services to encourage the development and redevelopment of public facilities and services in ways that will protect air quality and facilitate the meeting of National Ambient Air Quality Standards within a reasonable period of time.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Preparing Air Quality Assessments.</u>
State agencies, counties and municipalities should require that an air quality assessment be included in all proposals for capital facilities improvements. Air quality assessments should be reviewed in consultation with the New Jersey Department of Environmental Protection and appropriate county and regional agencies. Air quality assessments should ensure that the proposed facilities do not result in, to the extent feasible:
(1) any violation of air quality standards or significant deterioration of air quality, where air quality standards are currently being met;
(2) any violation of the State Implementation Plan regarding further progress toward attainment, where air quality standards are currently not being met;
(3) any violation of any other air quality criterion established by law or regulation.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 Air Quality: Coordinating Development Patterns and Regulatory Requirements: Public Transportation

The New Jersey Department of Transportation, New Jersey Department of Environmental Protection and other appropriate State departments should encourage the increased use of public transportation as a means of reducing the number of vehicle trips and of facilitating the attainment of National Ambient Air Quality Standards within a reasonable period of time.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.4 Air Quality: Coordinating Development Patterns and Regulatory Requirements: Alternative Travel Means

The New Jersey Department of Transportation, New Jersey Department of Environmental Protection, other appropriate State departments, counties and municipalities should encourage alternative means of travel including car and van pooling, bicycle and pedestrian travel as ways of reducing the number of vehicle trips and facilitating the attainment of National Ambient Air Quality Standards within a reasonable period of time. Staggered or flexible work hours may also be used to encourage the attainment of these standards.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Encouraging Transportation Management Agencies. Municipalities should encourage private or public contributions to a regional transportation management agency or other approved program to provide capital facilities or transportation services that will result in reduced overall contaminant emissions for new development in Tier 4 and in Rural Development Areas which results in 100 or more additional employees or 50 or more additional dwelling units[1,2] based on the following:
   (1) Development for which contributions are sought should include cumulative development to be constructed over a five year period and exclude development subject to Federal or State emissions offset requirements;
   (2) Contributions should be encouraged based on a sliding scale similar to the following:
      (a) no contribution should be sought for total emissions of ozone precursors from the development projected to be less than 1 ton per year;

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1 Siemon, Larsen, Mattlin and Purdy, Environmental Management Standards, April 16, 1987. Technical Reference Document.

2 The New Jersey Department of Environmental Protection has estimated that an average of 5 tons of volatile organic substances are introduced into the atmosphere each year through motor vehicle emissions associated with each 100 employees or each 50 residences. The estimate is based on 2 vehicle trips per day per employee or residential unit, a 25 mile commutation round trip, and 1991 vehicle emissions standards. (Dr. Raymond Dyba, New Jersey Department of Environmental Protection, personal communication, January 1988.)

(b) the rate of increase in contributions for ozone precursors should increase at 2.5 tons per year and at 5.0 tons per year of total emissions;

(c) contributions for total emissions of ozone precursors at 5.0 tons per year should be comparable to the current cost of industrial emissions control measures.[1]

b. Encouraging Transportation Management Agencies Statewide. State agencies, counties, and municipalities should participate in the formation and maintenance of Transportation Management Agencies throughout the state.

c. Planning for Alternate Forms of Transportation. Counties and municipalities should include in master plans, official map, and development regulations strategies which ensure the use of alternate forms of transportation.

d. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 The current "banked" cost of industrial emissions control measures is estimated to average $1,000 per ton per year. (Ibid.) See also Rogers, Golden and Halpern, Environmental Planning Elements, January 1988, Technical Reference Document #88-22.

Policy 1.5 <u>Air Quality: Coordinating Development Patterns and Regulatory Requirements: Energy Conservation</u>

Appropriate State departments, counties and municipalities should devise guidelines to encourage and regulate energy conservation with respect to both private land use and public facilities and services in ways that will facilitate the attainment of the National Ambient Air Quality Standards within a reasonable period of time.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Energy Conservation Through Land Use Planning.</u>
Counties and municipalities should encourage energy conservation through appropriate land use planning and regulation by utilizing master plans and development regulations to:
(1) ensure the maximum use of existing public transportation networks;
(2) cluster development to ensure maximum use of existing fuel delivery systems;
(3) design development to make maximum use of passive and renewable sources of energy;
(4) ensure the maximum practicable recovery of recyclable materials;
(5) provide bikeways, pedestrian walkways, and other routes to ensure the maximum use of alternatives to motor vehicles;
(6) design development to take advantage of alternates to motorized transportation as outlined in the Regional Design System of the State Development and Redevelopment Plan.

b. <u>Providing Capital Facilities to Encourage Energy Conservation.</u>
The State, counties, and municipalities should encourage energy conservation by ensuring that public or privately funded services are provided such as:
(1) ride sharing programs, bus and van services;
(2) recycling programs.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.6 <u>Air Quality: Coordinating Development Patterns and Regulatory Requirements: Enforcement of Existing Regulations</u>

The New Jersey Department of Environmental Protection, along with counties and municipalities, should improve the enforcement of existing regulations to protect air quality necessary to facilitate the meeting of National Ambient Air Quality Standards and National Emission Standards for Hazardous Air Pollutants within a reasonable period of time.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Enforcing the County Environmental Health Act.</u>
Counties should include air quality activities in the County Environmental Health Act programs, integrating these activities with the enforcement and monitoring programs of the New Jersey Department of Environmental Protection.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.7 <u>Air Quality: Coordinating Development Patterns and Regulatory Requirements: Regulatory Inititatives</u>

The New Jersey Department of Environmental Protection should devise, enact, and implement necessary regulatory initiatives through the State Implementation Plan (SIP) to facilitate the meeting of National Ambient Air Quality Standards and National Emission Standards for Hazardous Air Pollutants within a reasonable period of time.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.8 <u>Air Quality: Coordinating Development Patterns and Regulatory Requirements: Regional/Interstate Coordination</u>

The New Jersey Department of Environmental Protection and other appropriate State departments, should engage in research and negotiation with other states in the region as well as appropriate interstate authorities to develop cooperative regulatory, land use development and transporation programs that will facilitate the attainment of National Ambient Air Quality Standards in New Jersey within a reasonable period of time.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Natural and Cultural Resources: Biological Diversity

Policy 1.1 Biological Diversity: Ecosystem Management: Ecosystem Identification and Management

The New Jersey Department of Environmental Protection, counties and municipalities should identify and inventory as part of the cross-acceptance process, Critical Habitats containing important biological resources, based on guidelines included in the State Development and Redevelopment Plan. The State, counties, and municipalities should coordinate technical assistance needed to acquire these areas and to facilitate changes in master plans and development ordinances affecting these areas. The structure, function, and long-term stability of the ecosystem in Critical Habitats should be protected from the adverse effects of development or associated activities in or near the ecosystem.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Identifying Critical Woodland Habitats.
The New Jersey Department of Environmental Protection, counties, and municipalities should identify in master plans and development regulations large tracts of existing woodland areas of 50 acres or greater. These areas should be maintained where appropriate to support breeding populations of woodland bird species by designing patterns for development in the forested or woodland area that will not result in the isolation of less than 50 to 100 acres of the existing woodlands, including adjacent public lands and not necessarily under single ownership or within a single municipality.[1]

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1 Rogers, Golden, and Halpern, Environmental Planning Elements, January 1988, O.S.P., Technical Reference Document # .

b. Identifying Critical Wetland Habitats.
The New Jersey Department of Environmental Protection, counties, and municipalities should identify in master plans and development regulations wetlands systems maintained pursuant to the provisions of the Wetlands Act[1] and the Freshwater Wetlands Protection Act.[2]

c. Identifying Critical Water Habitats.
The New Jersey Department of Environmental Protection, counties, and municipalities should identify in plans and development regulations stream corridor buffer areas maintained pursuant to the provisions of the Stream Corridors: Buffer Areas Policy of the State Development and Redevelopment Plan.

d. Identifying Critical Grassland Habitats.
The New Jersey Department of Environmental Protection, counties, and municipalities should identify in master plans and development regulations large tracts of existing farmland and open grassland areas. These areas should be maintained where appropriate to support breeding populations of grassland bird species by designing patterns for development that will result in the isolation of not less than 25 to 100 acres of existing open fields and farm lands, including adjacent public lands and not necessarily under single ownership or within a single municipality.

e. Establishing Intergovernmental Agreements.
Municipalities and counties should establish intergovernmental agreements for the management of critical habitats where tracts cross municipal or county boundaries.

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Wetlands Act of 1970, N.J.S.A. 13:9A-1 et seq. (Coastal wetlands.)

2 New Jersey Freshwater Wetlands Protection Act of 1987, N.J.S.A. 13:9B-1 et seq.

Policy 1.2 Biological Diversity: Ecosystem Management: Endangered and Threatened Species

The New Jersey Department of Environmental Protection, in cooperation with other appropriate State departments, counties, and municipalities, should require public plans, programs, and development regulations, and applications for development approval involving Critical Habitats, including habitats of endangered and threatened species, to include and conform to an endangered and threatened species preservation plan. The plans should demonstrate that proposed development and associated activities will not adversely affect the survival of the designated species or any discrete population of the species.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Preparing Endangered and Threatened Species Preservation Plans

The State, counties, and municipalities should require that endangered and threatened species preservation plans be prepared for master plans, capital facilities programs, and applications for development in critical habitats. These plans should demonstrate that proposed development and associated activities will not adversely affect the survival of State or Federal designated endangered or threatened plant or animal species or any discrete population of the species in accordance with the following procedure:

(1) Endangered and threatened species preservation plans should be prepared in consultation with the New Jersey Department of Environmental Protection; and

(2) Endangered and threatened species preservation plans should include all of the following elements, to the extent applicable[1]:

(a) An identification of known occurrences of the endangered or threatened species in the area based on consultation with the New Jersey Department of Environmental Protection and with other appropriate knowledgable organizations and individuals; and

(b) An assessment of the habitat needs of the plants or animals that would be affected by development; and

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1 Siemon, Larsen, Mattlin and Purdy, Environmental Management Standards, April 16, 1987. Technical Reference Document.

(c) A description of the means by which existing habitats are to be preserved from the impacts of development; and

(d) A determination that the proposed development will not adversely impact the viability of the local threatened or endangered species population.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 Biological Diversity: Ecosystem Management: Contiguous Open Space

Municipalities, in cooperation with counties and appropriate State departments, should maintain master plans, development regulations and capital programs to manage the use, intensity, and location of development to protect and preserve large, contiguous tracts and corridors of recreation, forest, and other open space land which contain important biological resources.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Large Woodland Areas.
The State, counties, and municipalities should maintain contiguous large tracts of existing woodland areas to support breeding populations of large raptors, including the Bald Eagle, by:
(1) clustering development at the edge of the woodlands in a pattern that no more than 75 percent of any land area proposed to be developed has a boundary which intrudes into a naturally occurring forest;
(2) designing patterns for development in the forested or woodland area that will result in the isolation of not less than 1,000 acres of the existing woodlands, including adjacent public lands and not necessarily under single ownership or within a single municipality.[1]

b. Preserving Large Environmentally Sensitive Areas.
The State, counties, and municipalities should preserve existing tracts of environmentally sensitive areas:
(1) not less than 1,000 acres (not necessarily under single ownership) including public lands both within and across municipal boundaries;
(2) less than 1,000 acres which are necessary and sufficient to protect the diversity of ecosystems, of species, genetic diversity, or habitats of endangered or threatened species or other sensitive environmental resources as determined by the New Jersey Department of Environmental Protection by public acquisition or development regulation in accordance with master plans and endangered and threatened species preservation

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1 Siemon, Larsen, Mattlin, and Purdy, Environmental Management Standards, April 16, 1987. Technical Reference Document.

plans.[1]

c. Maintaining Large Tracts of Open Grassland.
The New Jersey Department of Environmental Protection, counties and municipalities should maintain in plans and development regulations large tracts of existing farmland and open grassland areas to support breeding populations of upland birds by clustering development at the edge of fields in a pattern such that no less than 25 acres of varied open habitat is isolated from intrusion by development.

d. Protecting Corridors of Recreation, Forest, and Open Space Lands.
The New Jersey Department of Environmental Protection, counties, and municipalities should identify in master plans and development regulations tracts of existing woodlands and open space which could act as wildlife corridors and recreational areas linking areas containing important biological resources. Protection for these areas should be provided through:
(1) innovative planning and zoning techniques;
(2) developers agreements;
(3) programs administered by the New Jersey Department of Environmental Protection;
(4) intergovernmental agreements covering environmental land management.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 United States Congress, Office of Technology Assessment, Technologies to Maintain Biological Diversity, OTA-F-330. Washington, D.C.: U.S. Government Printing Office, March 1987.

Natural and Cultural Resources: Coastal Area

Policy 1.1 Coastal Area: Coastal Development: Intergovernmental Coordination

The State, regional entities, counties, and municipalities should coordinate their efforts to establish a comprehensive, detailed, intergovernmental coastal management program to identify and address the existing conditions and problems of the New Jersey shore. This program should generate effective techniques to provide solutions to coastal problems through comprehensive planning, regulation, financing, and interjurisdictional cooperation.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Coordinating Coastal Management.
The Office of State Planning and the New Jersey Department of Environmental Protection should provide leadership and technical assistance in the coordination of coastal management.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Coastal Area: Coastal Development: Identification of Areas for Development</u>

State, regional, county, and municipal agencies should coordinate to identify as part of the cross-acceptance process areas for development, agriculture, open space conservation, and other appropriate designations in the Coastal Area.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Identifying Areas for Development.</u>
State, regional, county, and municipal agencies should use the tier designation criteria and regional design system of the State Development and Redevelopment Plan to identify areas for development, agriculture, open space conservation, and other appropriate designations, with consideration to the existing plans for the Pinelands National Reserve.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 <u>Coastal Area: Coastal Development: Shoreline Development</u>

The Department of Environmental Protection, in coordination with appropriate State agencies, regional entities, counties and municipalities, should restrict bayfront and oceanfront development on beach-berm complexes waterward of the rear dune line, on overwash fans, and in coastal high-hazard areas to water-dependent uses which have no prudent or feasible alternative. Waterfront development should not deteriorate the functional integrity of the beach-berm complex, either individually or in combination with existing or proposed development.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Restricting Development in Coastal Erosion Hazard Areas.</u> The New Jersey Department of Environmental Protection, regional entities, and municipalities should ensure that development in coastal erosion hazard areas is set back beyond the area likely to erode or be affected by the potential rise in sea level within a 50 year period in accordance with the following:
   (1) Development on dunes, beaches, or in the velocity zone within the erosion hazard area should be restricted to uses that are water dependent; and
   (2) Coastal erosion hazard areas should include the velocity zone, the high wave energy zone during coastal flooding, delineated on Flood Insurance Rate Maps of the Federal Emergency Management Administration.

b. <u>Recommending Alternative Guidelines.</u> Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 <u>Coastal Area: Coastal Development: Barrier Islands</u>

The State, in cooordination with counties and municipalities and in accordance with Federal policy, should not support any development or activities within or otherwise affecting the Coastal Area that would support or induce development on those undeveloped portions of barrier islands identified in the Coastal Barrier Resources System Inventory of the United States Department of Interior.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.5 <u>Coastal Area: Coastal Development: Management Areas for Special Uses and Unique Qualities</u>

State, regional, county, and municipal agencies should coordinate their efforts to develop an integrated set of Coastal Area Management Areas during the cross-acceptance process. Development in these areas should be managed by policies which protect and enhance the special uses and unique qualities of the Coastal Area.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Establishing Water-Dependent Use Areas.</u>
State, regional, county, and municipal agencies should coordinate the identification and management of water-dependent use areas. These areas should include beaches, dunes, high-velocity flood areas, and 50-year erosion zones. Uses in these areas should be limited to those which require a waterfront location, such as fishing piers, marinas, and bathing facilities.

b. <u>Establishing Water-Related Use Areas.</u>
State, regional, county, and municipal agencies should coordinate the identification and management of water-related use areas. These areas should include areas where a strict water orientation is desired. Uses of these areas should be limited to those which facilitate enjoyment of the water by tourists and residents.

c. <u>Establishing Coastal Compatibility Areas.</u>
State, regional, county, and municipal agencies should coordinate the identification and management of coastal compatibility areas. These areas should include portions of the CAFRA region where a closer scrutiny of proposed projects is desired. Uses of these areas should be limited to those that enhance or are not in conflict with an overall beach and waterfront support objective, including residential and non-water-related commercial uses, such that, for example:
(1) beach-related parking needs are met; and
(2) architectural and site designs are sensitive to the waterfront environment; and
(3) permitted densities reflect anticipated changes in the shoreline.

d. Establishing Barrier Island and Spit Areas.
State, regional, county, and municipal agencies should coordinate the identification and management of barrier island and spit areas. Uses of these areas should be limited on the basis of detailed local analyses.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.6 Coastal Area: Coastal Development: Development Capacity Analysis

Counties, in cooperation with municipalities, regional agencies, and appropriate State departments should undertake a regional development capacity analysis to determine the levels of growth that can be sustained in the Coastal Area. The analysis should be based on factors which guide development, including infrastructural and natural systems capacities. The results of the analysis should be incorporated into local planning and regulatory processes.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Analyzing Development Capacity.
Counties, in cooperation with municipalities, regional agencies and appropriate State departments, should determine appropriate planned intensities for new development based on analyses of infrastructure capacity, natural resources carrying capacity, shore protection, and emergency evacuation.
   (1) Infrastructure capacity analyses should address the capacity of capital facilities that currently exist, are currently planned, and which are needed to serve anticipated development and redevelopment for the next 15 to 20 years.
   (2) Natural resources carrying capacity analyses should address the capacity of the natural environment to accommodate impacts of development, including at a minimum:
      (a) Demands for water supply, including both on-site and small community water supplies;[1]
      (b) Demands for wastewater disposal, including both on-site and small community wastewater treatment systems;[2]

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1 An example of a simple methodology to determine the capacity of local water supplies to accommodate development is provided in Pizor, et al., January 1982, Managing Growth in Developing Communities: A Capacity-Based Approach and Case Study in Applied Growth Management Planning, New Brunswick: Rutgers University, Cook College Department of Environmental Resources, New Jersey Agricultural Experiment Station Publication No. R-17901-1-82.

2 Rogers, Golden, and Halpern, Nitrate Dilution Model, October 1988. (Technical Reference Document.)

(c) Impacts on stream flows and ground water recharge;
(d) Impacts on surface water and ground water quality;
(e) Impacts on ocean pollution;
(f) Impacts on air quality;
(g) Impacts on biological diversity, including impacts on habitats and populations of endangered and threatened plant and animal species and other valued species populations.

(3) Development and redevelopment in the coastal area should be based on a shore protection analysis. The shore protection analysis should:
(a) be prepared in coordination of the New Jersey Shore Protection Master Plan and in consultation with the New Jersey Department of Environmental Protection;
(b) demonstrate that:
1) no additional shore erosion will result directly or indirectly from future development and redevelopment; and
2) no additional shore protection measures will be required in other areas to support the development.

(4) The time needed to evacuate a shorefront community should not exceed the storm weather forecast warning time, which is currently 24 hours. Where evacuation times exceed the warning times, intensities of development should not be increased until adequate alternative means to protect the public in the absence of evacuation, such as vertical evacuation facilities and road and transit improvements, are in place.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Critical Slope Areas

Policy 1.1 Critical Slope Areas: Development and Redevelopment: Identification and Delineation

The Office of State Planning, in cooperation with counties, municipalities, the New Jersey Department of Environmental Protection, and as part of the cross-acceptance process, should identify and delineate Critical Slope Areas throughout New Jersey based on guidelines included in the State Development and Redevelopment Plan.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Identification and Delineation of Critical Slope Areas. Counties and municipalities should use Natural Resource Inventories and other material to map critical slope areas.*

b. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Critical Slopes Areas: Development and Redevelopment: Design</u>

Municipalities, in cooperation with counties and appropriate State departments, should require that development in Critical Slope Areas include a landscape analysis and meet design criteria intended to enhance the attractiveness of the site.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Establishing Design Criteria.</u>
Development in critical slope areas should include, at a minimum:
(1) an analysis of existing conditions including:
(a) vegetation type and condition;
(b) soils;
(c) hydrologic regime;
(d) unusual natural characteristics;
(e) water courses;
(f) drainage patterns;
(g) topography at one foot intervals;
(h) bedrock geology;
(i) capital facilities;
(j) changes in natural grade;
(k) visual quality of the site from publicly accessible vantage points;
(2) performance standards to be met which will ensure:
(a) protection of the visual integrity of the site, both on and off site;
(b) control of soil erosion;
(c) control of run off;
(d) minimum disturbance of soil or vegetation;
(e) prevention of hazard on or off site;
(f) maintenance of public drainage and transportation ways;
(g) protection of environmentally sensitive features.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 <u>Critical Slope Areas: Development and Redevelopment: Visual Character</u>

Municipalities, in cooperation with counties and appropriate State departments, should require that development proposals in Critical Slope Areas will not impair the visual quality of the site as viewed from publicly accessible vantage points such as scenic overlooks, roads, and major trails and/or waterways.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Protecting Visual Quality -- Development.</u>
Municipalities, through master plans and development regulations, should ensure that any development in critical slope areas will not impair the visual quality of the slope as seen from publicly accessible vantage points as follows:
(1) Development in critical slope areas should be clustered on non-intrusive sites;
(2) Natural vegetation should be preserved;
(3) Developent should retain natural topographic features such as drainage swales, stream beds and banks, ridge line vistas, rock outcroppings and mature plant formations;
(4) Density adjustments and other techniques should be used to protect critical slope areas;
(5) Capital facilities in critical slope areas should be designed to prevent visual impairment due to grading, filling, destruction of natural features and removal of vegetation.

b. <u>Protecting Visual Quality -- Agriculture and Forestry.</u>
The New Jersey Department of Agriculture and the New Jersey Department of Environmental Protection should develop management practices for agriculture and forestry which will ensure the visual integrity of slopes viewed from publicly accessible vantage points.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Critical Slope Areas: Development and Redevelopment: Land Use Patterns

Municipalities should establish minimum lot sizes for development in Critical Slope Areas based on an analysis of local soil, topographical and geological conditions. The lot sizes should provide for minimum contiguous level land areas that will permit development in accordance with other appropriate setback, bulk, and environmental requirements applicable to the development site.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Regulating Development Based on Geotechnical Studies. Municipalities should establish development densities and design in Critical Slope Areas in municipal master plans and development ordinances based on county or regional geotechnical studies prepared and maintained by county, regional or State agencies.[1]

b. Regulating Land Use Based on Severity of Slopes. Municipalities should establish special Hillside districts in development regulations to control development in critical slope areas as follows:
   (1) Minimum lot sizes would be established based on an analysis of local soils, topography, hydrology, and geology, and should provide a minimum area of naturally contiguous level land that will permit development in accordance with other appropriate setback, bulk, and environmental requirements. Cluster provisions and other similar techniques should be used to minimize impacts of development in Hillside Districts;
   (2) Development on slopes exceeding 10 percent should be limited to single family dwellings;
   (3) Performance standards should be established to control on-site and off-site visual, environmental, and infrastructure impacts;
   (4) Soil erosion and sediment control plans and permits should be required for any development;
   (5) Performance standards should be established to minimize impacts of grading;
   (6) Padding or terracing of building sites should be prohibited;

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1 Krohe, James, Jr., "Saving Those Slippery Slopes", Planning, July 1988.

(7) Revegetation of soil disturbance in Hillside Districts should require 85% survival of plants after one year.

c. Public Use of Critical Slope Areas.
The State, counties, and municipalities should cooperate to make appropriate steep slope areas available to the public for recreational use through acquisition. Such uses should be conducted under the same general constraints as other developmental uses of the area.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 Critical Slope Areas: Development and Redevelopment: Managing Development

Municipalities, counties, and appropriate State departments should require development in Critical Slope Areas to use design and construction practices that minimize soil disturbance. Critical Slope Areas that are cleared by development or forestry should be revegetated with native vegetation in accordance with appropriate soil conservation and stormwater management techniques.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Limiting New Public Facilities in Critical Slope Areas.
The State, counties, and municipalities should not extend new public facilities and services to serve development in critical slope areas, except where necessary to provide emergency access or to address other existing public health and safety needs.

b. Establishing Special Assessment Districts for Infrastructure Operation and Maintenance.
Municipalities and counties should establish special assessment districts in Critical Slope Areas to provide adequate funds for additional required maintenance of public facilities and services.[1]

c. Designing Development Compatible with Natural Land Forms.
Municipalities should require development to follow the natural contours of the land and provide the least disruption to the land form.[2]

d. Designing Development Based on Soil Erosion and Sediment Control Practices.
The State, regional agencies, counties, and municipalities should require development in critical slope areas to comply with soil erosion and sediment control standards of the New Jersey Department of Agriculture, State Soil Conservation Committee.

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1 Ibid.

2 Regional Plan Association and the Trust for Public Land, "Palisades Conservation Plan", September 1988, p. I-82.

e. Designing Development Based on Grading Ordinances.
Municipalities should establish grading ordinances for development in critical slope areas specifying standards set by the Uniform Building Code.[1]

f. Minimizing Slopes for Pedestrian Access.
Municipalities should require that parking areas and walkways not have slopes in excess of 6 percent to ease pedestrian access.[2]

g. Revegetating Critical Slope Areas.
The State, counties, and municipalities should require that revegetation of soil disturbance in critical slope areas maintain a rate of 85% survival of plants after one year.

h. Following Topography.
Municipalities should require roads to follow natural topography to the greatest extent possible to minimize cutting and grading of critical slope areas.

i. Prohibiting Terracing.
Municipalities should prohibit padding and terracing of building sites in critical slope areas to the greatest extent feasible.

j. Requiring Community Sewage Systems.
Municipalities should require the use of community sewage systems to serve development on slopes greater than 25 percent. Septic systems should be prohibited on slopes greater than 25 percent.

k. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Krohe, op cit.

2 Ibid., p. I-83.

Natural and Cultural Resources: Flood Control

Policy 1.1 Flood Control: Conventional Flood Hazard Protection: Priority Areas

Counties and municipalities, in cooperation with the New Jersey Department of Environmental Protection, should establish and maintain priority areas for flood control based on the identification of high priority and medium priority hydrologic planning units in the New Jersey Statewide Flood Control Master Plan of the New Jersey Department of Environmental Protection.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.2 Flood Control: Conventional Flood Hazard Protection: Natural Flood Protection Systems

The New Jersey Department of Environmental Protection, in cooperation with counties and municipalities, should require that public plans, programs, and development regulations as well as private development applications incorporate the use and maintenance of natural systems for flood control and storm water management to the maximum extent possible.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Natural Flood Protection through Master Plans.
Counties and municipalities should prepare master plans that identify community facilities and open space uses for flood prone areas.

b. Establishing Performance Standards.
Counties and municipalities should establish performance standards in development regulations that promote the use of grassed swales, forested areas, and other natural measures for flood control.

c. Acquiring Flood Prone Areas.
The State, counties, and municipalities should acquire appropriate areas for the natural control of drainage and flooding.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 <u>Flood Control: Conventional Flood Hazard Protection: Flood Protection Facilities and Services</u>

The New Jersey Department of Environmental Protection, in cooperation with other appropriate State departments, counties and municipalities, should plan, design, and encourage the construction of flood protection facilities and services as required to protect the public health and safety. In flood control priority areas, detailed flood damage reduction plans and/or Phase II Storm Water Management Plans should be prepared to determine the most cost-effective Flood Protection Facilities and Services. Storm water management is most effective in areas that are relatively undeveloped but experiencing development pressure. Plans should be prepared for these areas. The regional storm water management approach may have remedial flood control benefits.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.4 Flood Control: Conventional Flood Hazard Protection: Flood Insurance Programs

The New Jersey Department of Environmental Protection, in cooperation with the Federal government, counties and municipalities should ensure the provision of adequate flood insurance for existing development in flood plain and flood prone areas while discouraging new development and redevelopment that requires increased flood insurance coverage.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Participating in Flood Insurance Programs.
Municipalities should adopt necessary regulations to permit existing development in flood hazard areas to be covered by Federal flood insurance programs.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 <u>Flood Control: Proactive Flood Hazard Controls: Flood Plain Development and Redevelopment</u>

Municipalities, in coordination with the New Jersey Department of Environmental Protection and counties, should establish and implement innovative programs, including the use of non-structural flood control measures and the acquisition of flood plain lands on a strategic, watershed-level basis, to restrict development and redevelopment in designated flood plains.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.2 <u>Flood Control: Proactive Flood Hazard Controls: Storm Water Management</u>

Municipalities, in cooperation with counties and the New Jersey Department of Environmental Protection, should prepare and implement watershed based Storm Water Management Plans for each flood control priority area. Storm Water Management Plans should specify the type, intensity, location, and design of development in flood control priority areas. Design standards established in accordance with the New Jersey Storm Water Management Regulations and Flood Hazard Area Regulations should be applied.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Implementing Best Management Practices.</u>
Municipalities, in cooperation with counties, regional planning agencies, and the New Jersey Department of Environmental Protection should require new development to incorporate best management practices for storm water management.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Flood Control: Proactive Flood Hazard Control: Regulating Development and Redevelopment Outside Flood Plains

Municipalities, in coordination with counties, and the New Jersey Department of Environmental Protection should regulate development and redevelopment outside of flood plains which can be shown to have a significant impact on flood hazards.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Controlling Impacts of Development Outside Flood Plains. Municipalities and counties, in consultation with the New Jersey Department of Environmental Protection, should include performance standards based on storm water management plans within their development regulations for development outside flood plain areas to reduce the impact of run off on flood levels and water quality.

b. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Historic Areas

Policy 1.1 Historic Areas: Identification, Evaluation, Registration, and Preservation: Identification/Evaluation

The New Jersey Department of Environmental Protection, in cooperation with counties and municipalities, should complete the identification and evaluation of historic structures, districts, landscapes and archeological sites throughout the State as part of its Comprehensive Historic Preservation Plan.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Comprehensive Historic Preservation Planning
   (1) As part of the development of the State's Comprehensive Historic Preservation Plan, the New Jersey Department of Environmental Protection should develop New Jersey's historic contexts and systematize existing cultural resource inventory material in order to assist county and local plannning efforts;
   (2) Funds should be provided to the New Jersey Department of Environmental Protection's Historic Historic Sites Survey Grant Program for counties, municipalities, and private organization to continue the comprehensive survey of the State's historic resources. Priorities for conducting surveys and survey resource evaluations should be in accordance with the Statewide Comprehensive Historic Preservation Plan.

b. Establishing Local Historic Preservation Entities.
   Counties and municipalities should encourage the establishment of cultural and heritage commissions and of historic landmark commissions.

c. Identifying Cultural Resources.
   State agencies, counties and municipalities should conduct or update cultural resource surveys to identify historic and archeological sites and/or districts as a basis for nominating properties to the State and National Registers of Historic Places. Surveys should be conducted in accordance with the Statewide Comprehensive Historic Preservation Plan.

d. Utilizing Existing Programs to Identify and Evaluate Historic Resources.
Counties and municipalities should take advantage of existing programs to aid in the identification and evaluation of historic resources, including the following types of assistance from the New Jersey Department of Environmental Protection:
(1) survey and planning grants;
(2) certified local government program grants; and
(3) technical assistance.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Historic Areas: Identification, Evaluation, Registration, and Preservation: Registration</u>

The New Jersey Department of Environmental Protection, in cooperation with counties and municipalities, should list all of the significant historic cultural landscapes, structures, districts, and archeological sites throughout the State onto the National and State Registers of Historic Places.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Nomination of Properties.</u>
State agencies should identify and nominate historic and/or archeological properties to the State and National Registers of Historic Places. In addition, governmental entities should encourage local historic commissions, private organizations, and property owners to identify and nominate historic resources. The State Historic Preservation Officer (in New Jersey, the Commissioner of the Department of Environmental Protection is the State Preservation Officer) should process nominations in accordance with the Statewide Historic Preservation Plan.

b. <u>Adopting Historic Preservation Ordinances.</u>
Municipalities should adopt historic preservation ordinances in accordance with the New Jersey Municipal Land Use Law. The New Jersey Department of Environmental Protection should encourage municipalites to madoptn ordinances which meet the Certified Local Government Program Criteria.

c. <u>Incorporating Historic Preservation into Master Plans.</u>
Municipalities should incorporate historic preservation elements into their municipal master plans.

d. <u>Providing Education Regarding Historic Resource Regulation.</u>
The State, county and municipal governments should encourage the training and support of members of local historic district commissions, planning boards, boards of adjustment and other municipal officials about the value and advantages of regulating historic resources.

e. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 Historic Areas: Identification, Evaluation, Registration, and Preservation: Preservation and Rehabilitation

The New Jersey Department of Environmental Protection, in cooperation with counties and municipalities and the private sector, should provide sufficient technical and financial assistance, and propose new and innovative technical and financial assistance programs as appropriate, to rehabilitate and preserve significant historic cultural resources throughout the State.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Adopting Historic Preservation and Rehabilitation Guidelines.
The State and county governments should adopt guidelines comparable to Section 110-A of the Federal Public Buildings Cooperative Use Act, and should also adopt guidelines comparable to Section 110-E of that Act for transferring historic properties to other entities that will agree to maintain or enhance their historic character and value.

b. Rehabilitating Historic Structures as Affordable Housing.
Municipalities should consider rehabilitation of existing historic structures as a primary alternative to meeting affordable housing goals.

c. Adequately Staffing Historic Preservation Agencies.
The State, county, and municipal historic preservation agencies should have adequate professional historic preservation staff, including technical staff to advise on proper treatment of historic structures.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Historic Areas: Identification, Evaluation, Registration, and Preservation: Construction Codes and Development Regulations

Municipalities, in cooperation with counties, the New Jersey Department of Community Affairs, the New Jersey Department of Environmental Protection, and other appropriate state agencies, should ensure that zoning ordinances, construction codes, and other development regulations acknowledge and permit special treatment for historic landscapes, districts, sites, and structures by providing setbacks, buffers, and other design and architectural standards to prevent conflicts with their historic values.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing a Legislative Climate for Protection of Historic Resources.
The State should institute a legislative climate in which recognizes the value of historic resources through such methods as transfer of development rights or transfer of development credits.

b. Historic Preservation Training.
State, county and local government officials should be enrolled in training programs which provide a base of information about techniques for preserving historic structures, districts and landscapes.

c. Adopting Historic Preservation Ordinances.
Municipalities should adopt historic preservation ordinances in accordance with the New Jersey Municipal Land Use Law.

d. Providing Exceptions to the Uniform Construction Code for Historic Properties.
Where applicable, exceptions to the New Jersey Uniform Construction Code Regulations will be considered for properties listed on or eligible for inclusion to the State Register of Historic Places.

e. Complying with Federal Guidelines for Rehabilitation of Historic Properties.
When rehabilitating properties listed on teh State Register of Historic Places with public funds, the State and municipalities should comply with the United States Department of Interior's Guidelines for the rehabilitation of historic properties.

f. Ensuring that Zoning Ordinances Consider Effects on Historic Resources.
Municipalities should ensure that zoning ordinances consider their effect on historic resources.

g. Exempting Historic Structures from the Public Bidding Law.
Appropriate exemptions from the public bidding laws should be provided to registered historic structures undergoing rehabilitation.

h. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 Historic Areas: Identification, Evaluation, Registration, and Preservation: Public Infrastructure

The New Jersey Department of Environmental Protection, along with other appropriate State agencies, counties, municipalities, and the private sector, should ensure that public infrastructure improvements are located and designed to encourage preservation, revitalization, and rehabilitation of historic resources and discourage destruction of historic resources.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Preserving Historic Resources Before Undertaking Infrastructure Improvements.
The State, counties and municipalities should adopt regulations which require all departments to exhaust all alternatives for preserving historic resources berfore undertaking infrastructure changes or improvements which would threaten nor destroy those resources.

b. Investigating the Effects of Infrastructure Projects on Historic Resources.
The State, counties and municipalities should require agencies that institute infrastructure projects to investigate whether the projetc affects historic resources and to coordinate this investigation with government and historic preservation agencies. Public agencies shall comply with the provisions the New Jersey Register of Historic Places Act and Section 106 of the National Historic Preservation Act.

c. Complying With Federal Guidelines.
All infrastructure projects affecting historic resources should be conducted in accordance with the "Secretary of the Interior's Standards for Historic Preservation.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Recreation and Public Open Space

Policy 1.1 Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Planning and Design

The New Jersey Department of Environmental Protection, other appropriate State departments, counties and municipalities should prepare and maintain detailed recreation and open space master plans and programs to establish and enhance recreational lands and public open space throughout the diverse areas of the state.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Recreation and Open Space Master Plans.
Counties and municipalities, in cooperation with appropriate State departments, should prepare and maintain detailed recreation and open space master plans identifying existing and future opportunities for active recreation, passive recreation, and conservation.

b. Identifying Municipal Recreation and Public Open Space Needs.
Municipalities should provide through master plans, official maps, development ordinances, and capital facilities programs municipal public open space for recreation sufficient to:

(1) meet or exceed the greater of:[1,2]
   (a) 3% of the developed and developable land area within the municipality;
   (b) 8 acres per 1,000 population, current and projected, within the municipality;

(2) account for additional needs resulting from:
   (a) population density;
   (b) needs for open space;
   (c) needs for natural resource protection, including air, water, and biological resources;

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1 Balanced Land Use Guidelines from Governor's Council on New Jersey Outdoors, Challenge for the Future, March 31, 1987, p.4.

2 New Jersey Department of Environmental Protection, Outdoor Recreation Plan of New Jersey, November 1984, pp. 32-33.

(d) needs for resource-based recreation and tourism;
(e) differences among urban, suburban, and rural areas;
(f) maintenance needs;
(g) other local factors.

c. Identifying County Recreation and Public Open Space Needs.
Counties should provide through master plans, development regulations, and capital facilities programs public open space for recreation sufficient to:

(1) meet or exceed the greater of:[1,2]
(a) 7% of the developed and developable land area within the county;
(b) 12 acres per 1,000 population, current and projected, within the county;

(2) account for additional needs resulting from:
(a) population density;
(b) needs for open space;
(c) needs for natural resource protection, including air, water, and biological resources;
(d) needs for resource-based recreation and tourism;
(e) differences among urban, suburban, and rural areas;
(f) maintenance needs;
(g) other local and regional factors.

d. Identifying State and Federal Recreation and Public Open Space Needs.
The State should ensure through master plans, development regulations, and capital facilities programs that State and Federal public open space for recreation is provided sufficient to meet or exceed 14% of the land area of the State.[3,4] This area should be increased where appropriate to account for:

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1 Balanced Land Use Guidelines from Governor's Council on New Jersey Outdoors, Challenge for the Future, March 31, 1987, p.4.

2 New Jersey Department of Environmental Protection, Outdoor Recreation Plan of New Jersey, November 1984, pp. 32-33.

3 Balanced Land Use Guidelines from Governor's Council on New Jersey Outdoors, Challenge for the Future, March 31, 1987, p.4.

4 New Jersey Department of Environmental Protection, Outdoor Recreation Plan of New Jersey, November 1984, pp. 32-33.

(1) needs for natural resource protection;
(2) needs for resource-based recreation and tourism;
(3) other regional factors.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Access

The New Jersey Department of Environmental Protection, counties and municipalities should encourage the development of recreational facilities in proximity to population concentrations in order to relax pressure on existing facilities and to reduce the travel need to recreation areas. Residential neighborhoods should be served by community parks. New developments should provide adequate public open space or private common open space for residents of the development. Continuous parallel access, adequate perpendicular access, and appropriate visual access should be provided to the waters' edge in coastal areas. Public activity nodes should be identified and established along waterfronts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Recreation and Public Open Space in Proximity to Development.
The State, counties, and municipalities should ensure that recreational facilities are developed near where people live in order to relax pressure on existing facilities and to reduce the need for people to travel for recreation. Close-to-home recreational facilities include, for example:
(1) playfields;
(2) courts;
(3) swimming pools;
(4) trails.[1]

b. Requiring Adequate Community Open Space.
Municipalities should require development to provide adequate community public open space or private common open space for all residents of the development. Municipalities should ensure that public open space provided is suitable for active and passive recreation.

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1 Americans Outdoors -- The Legacy, the Challenge. Report of the President's Council on Americans Outdoors. Washington, D.C.: Island Press, p. 66.

c. Ensuring Adequate Access to Recreational Facilities.
The State, counties, and municipalities should ensure that access to recreational facilities is provided through public facilities and services of adequate capacity to serve recreational demands and needs of all potential user groups (including elderly and disabled populations). Access should be provided by the following, where appropriate:
(1) roads;
(2) trails;
(3) walks;
(4) stairs and ramps;
(5) parking facilities; and
(6) public transportation facilities and services.[1]

d. Providing Parallel Access to the Waters' Edge.
The State, counties, and municipalities should ensure continuous visual access and/or physical access along the waters' edge to the greatest extent feasible.

e. Providing Perpendicular Access to the Waters' Edge.
The State, counties, and municipalities should provide paths to provide frequent visual and physical access to waters' edge and beach areas.

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Ibid.

Policy 1.3 Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Greenway/Blueway Public Open Space Linkages

The New Jersey Department of Environmental Protection, other appropriate State departments, counties and municipalities should prepare and implement detailed plans to establish "greenway" and "blueway" networks linking parklands via stream corridors, beaches, abandoned railroad rights-of-way, scenic trails, historic areas, and other resources and public open spaces.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Integrating Traffic Circulation and Public Open Space Systems.
The State, counties, and municipalities should ensure that pedestrian paths and bicycle lanes are associated with roadways and interconnected with "greenway" and "blueway" open space facilities, and with the State Trails Plan wherever possible.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Urban Recreation

The New Jersey Department of Environmental Protection, along with other appropriate State agencies, should provide funding and technical assistance to counties and municipalities to encourage the development and redevelopment of urban parks and waterfront areas for the needs of both current and projected populations.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.5 <u>Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Acquisition and Facilities Development Priorities</u>

The New Jersey Department of Environmental Protection, other appropriate State departments, and counties and municipalities should place highest priority on the acquisition of lands throughout New Jersey that contain unique areas of recreational value, scenic value, or environmental sensitivity. High priority should also be placed on land acquisitions necessary to meet existing and future needs for resource-oriented recreation opportunities such as camping, boating, fishing, hiking, and hunting.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.6 Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Open Space Technical Assistance

The New Jersey Department of Environmental Protection, along with other appropriate State departments should provide technical assistance to assist counties and municipalities to acquire and maintain sufficient recreation facilities and public open space lands for the needs of current and projected populations.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.7 <u>Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Stable Funding Sources</u>

The State, counties and municipalities should devise a system of stable funding sources for the acquisition, development and maintenance necessary to implement an affirmative recreation and public open space program, making use of funds from both public and private sources.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.8 <u>Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Transfer/Purchase of Development Rights</u>

The State, counties and municipalities should devise a Transfer/Purchase of Development Rights Program to establish a system by which tracts of privately owned recreational and watershed lands might be deed restricted from future development through the Transfer and/or Purchase of Development Rights.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.9 <u>Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Public Use of Private Lands and School Facilities</u>

The State should encourage the public recreational use of private lands and school facilities, with the permission of landowners by providing tax benefits and limiting insurance liability with respect to such use for private landowners and owners of school facilities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Participating in the Open Lands Program.</u>
Counties and municipalities, in cooperation with the New Jersey Department of Environmental Protection, should encourage participation in the Open Lands Program to provide funds and liability protection for public recreational use of private land by:
(1) encouraging private participation in the State program;
(2) providing supplementary funding to broaden and increase the level of participation in the State program.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.10 Recreation and Public Open Space: An Affirmative Recreation and Public Open Space Approach: Adequate Facilities Requirements

Municipalities, in consultation with appropriate counties and State departments, should establish the provision of appropriate and balanced public open space and recreation facilities as a condition for approval of new development.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Public Open Space as a Condition of Development.
Municipalities, through master plans, official maps, and development regulations, should enusre that adequate and appropriate public open space is provided as a condition of approval of each development as follows:
(1) master plans should outline appropriate areas for public open space;
(2) development regulations should require provision of adequate appropriate public open space to accommodate residents or employees on or off site.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Scenic Corridors

Policy 1.1 Scenic Corridors: Indentification: Identification/Delineation

The Office of State Planning, in cooperation with counties, municipalities, and the New Jersey Department of Commerce, Energy, and Economic Development, municipalities, the New Jersey Department of Environmental Protection, and the New Jersey Department of Transportation, and as part of the Cross-Acceptance Process, should identify and delineate Scenic Corridors throughout New Jersey based on standards and guidelines included in the State Development and Redevelopment Plan. An official list will then be published identifying and delineating the State's Scenic Corridors.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Delineating Scenic Corridors.
Counties and municipalities should identify and submit to the Office of State Planning for final mapping during cross-acceptance any areas which qualify as scenic corridors. The boundary of a scenic corridor should define an area which satisfies the criteria below:
(1) The area is visible from one or more of the following:
(a) an interstate or arterial highway;
(b) a coastal or inland water body possessing a water surface greater than 50 feet in width;
(2) The area exhibits one or more of the following features:
(a) overwater views;
(b) mature woodlands;
(c) mountain, hilltop, or clifftop ridges which generally exceed the elevation of land within one-half mile of the ridge by at least 250 feet, and which satisfies one or more of the following:
1) the ridges are substantially undeveloped in appearance;
2) the ridge is continuous for at least one mile as measured along the ridge;
(d) historic or cultural resource landmarks or landscapes;
(e) unique geologic or topographic features of natural or historic significance;
(f) long views;
(g) panoramic vistas of natural or built environments.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 <u>Scenic Corridors: Preservation: Preservation</u>

Appropriate State departments, counties and municipalities should encourage the preservation of Scenic Corridors through the use of easement purchase, purchase and transfer of development rights, and fee simple purchase mechanisms.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.2 Scenic Corridors: Preservation: Development Patterns/Design

Municipalities, in cooperation with counties and appropriate State departments, should prudently regulate development and redevelopment to maintain and enhance scenic values within identified and delineated Scenic Corridors.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Requiring Development Setbacks from Public Rights-of-Way.
Municipalities should require development within scenic corridors to be set back from the right-of-way of a road or the bank of the waterway as follows:

(1) The set back should be at least 200 feet;[1] or
(2) Where development can not feasibly be set back 200 feet from the right-of-way due to geophysical circumstances or existing development, development may be located within 200 feet of the road right-of-way or waterway, provided that:
  (a) the development is set as far back from the road or waterway as is practicable; and
  (b) the development is designed and the area associated with the development is landscaped or screened to mitigate the impact of the development on views by using:
    1) native or undisturbed vegetation; or
    2) indigenous building materials; and
  (c) the development provides protected scenic views and pull-offs, roadside picnic areas, and adjacent hiking trails where feasible.

b. Establishing Appropriate Side and Rear Setbacks.
Municipalities should require development within scenic corridors to maintain appropriate side and rear setbacks based on site-specific characteristics necessary to create scenic vistas for pedestrians.

c. Protecting Ridge Views.
Municipalities should require that the height and location of development in scenic corridors:
(1) protect unobstructed views of, and from, the ridges; and
(2) accentuate the ridge lines.

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1 Siemon, Larsen, Mattlin & Purdy, Environmental Management Standards. April 1987. Technical Reference Document #87-13.

d. Protecting Woodland Views.
Municipalities should require development in mature woodlands in scenic corridors to be built below tree tops and preserve as many trees in construction as possible.

e. Protecting Historic Sites and Landscapes.
Municipalities should, through master plans, development ordinances, and capital facilities programs, require development in scenic corridors to be located and designed to preserve and be compatible with historic sites and landscapes.

f. Protecting Natural and Cultural Landmarks.
Municipalities should, through master plans, development ordinances, and capital facilities programs, require development in scenic corridors to be located and designed to preserve views of cultural landmarks and of unique geographic and topographic features.

g. Protecting Long Views and Vistas.
Municipalities, counties, and appropriate State departments should, through master plans, development ordinances, and capital facilities programs, preserve long views and panoramic vistas by:
(a) maximizing the preservation of view angles; and
(b) mitigating blocked views by providing alternative viewpoints accessible to the public.

h. Protecting Visual Access from Vantage Points.
Municipalities should, through master plans, development ordinances, and capital facilities programs, require development within one-half mile of vantage points within scenic corridors to be located and designed to maintain visual access and sight lines to scenic features.[1]

i. Limiting Signs ind Scenic Corridors.
Municipalities should adopt ordinances limiting signs in delineated scenic corridors to those required for protection of the public health and safety.

j. Protection of Ridge Lines.
Municipalities should control development on ridge lines to ensure their continued value as a scenic corrodor.

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1 Regional Plan Association and the Trust for Public Land, "Palisades Conservation Plan", September 1988, p. 20.

k. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Stream Corridors

Policy 1.1 Stream Corridors: Protection: Buffer Areas

Counties and municipalities, in cooperation with appropriate State departments, should identify and manage Stream Corridor Buffer Areas adequate to maintain undisturbed vegetation and maintain and improve water quality, wildlife corridors, and opportunities for passive and active recreation.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Identifying Stream Corridor Buffer Areas.
Counties and municipalities, in consultation with appropriate State departments, should identify and map stream corridor buffer areas based on the below guidelines. Dimensions for width of the buffer area are provided as guidance; actual widths may be greater or less depending on specific conditions of the site.

(1) Establishing normal buffer areas for all development.
Municipalities should establish through master plans, development ordinances, and capital facilities programs, a buffer area of 65 feet between development and surface water bodies;

(2) Establishing buffer areas in flood plains.
Muncipalities should, in consultation with counties and appropriate State departments, establish through master plans, development ordinances, and capital facilities programs stream corridor buffer areas in flood control priority areas and other areas of frequent floodin, wide enough to include the floodway of the 100 year flood or, in the absence of a delineated floodway, the 100 year flood hazard area;

(3) Establishing buffer areas in critical slope areas.
Municipalities should, in consultation with counties and apropriate State departments, establish through master plans, development ordinances and capital facilities programs, area in which stream corridor buffer areas incorporate slopes greater than 10 percent based on steep slope criteria. In these areas, buffer areas should extend through the top of the slope;

(4) Establishing buffer areas in high nutrient areas.
In areas where septic systems are used for on-site waste disposal and/or land uses invlove a high level appplication of fertilizers, municipalities should establish through master plans, development ordinances, and capital facilities programs, buffer areas of 150 feet from the stream bank;

(5) Establishing buffer areas in fisheries.
In trout production, trout maintenance, and other areas of significant aquatic habitats such as anadromous fisheries (shad, herring, alewife) identified in consultation with the New Jersey Department of Environmental Protection, municipalities should establish through master plans, development ordinances, and capita facilities programs a buffer to the stream bank of 80 feet. Natural vegetaton should remain intact and no timber harvesting should be permitted within these buffer areas;

(6) Establishing buffer areas in wildlife corridors.
In significant wildlife corridors, municipalities shoud establish through master plans, development ordinances and capital facilities programs buffer areas to water bodies of 300 feet;

(7) Establishing buffer areas for development involving the use of hazardous and toxic materials.
Municipalities should require new development that involves the use of hazardous or toxic substances to be set back from any water body 300 feet.

(8) Establishing buffer areas on potable water supply reservoirs or stream reaches on which an intake for a potable water supply is located.
Municipalities should require that all new development other than water related uses be set back 300 feet from potable water reservoirs until detailed regulations are promulgated by the New Jersey Department of Environmental Protection, and that sufficiently large buffers are provided above and below potable water supply intakes;

(9) Establishing buffer areas in developed, sewered areas.
Municipalities should establish, through development ordinances, controls which will maintain 50 feet of undisturbed buffer between new development and the waters' edge unless other provisions of these guidelines encourage greater protection.

b. Managing Stream Corridor Buffer Areas.

(1) Managing buffer areas in agricultural areas.
In areas under active agriculture, buffer areas established by municipalities should be managed in accordance with appropriate best management practices;

(2) Managing buffer areas in transition areas established by the New Jersey Freshwater Wetlands Protection Act.
In buffer areas established by municipalities which involve transition areas established by the New Jersey Freshwater Wetlands Protection Act, the provisions of that Act will apply;

(3) Managing buffer areas in Designated Wild and Scenic Rivers systems.
Municipalities, in coordination with the New Jersey Department of Environmental Protection, should manage

stream corridor buffer areas in designated Wild and Scenic River systems for the uses appropriate to the designation as wild, scenic, recreation, or developed recreation.

(4) Managing buffer areas through appropriate land development patterns.
Municipalities should, through master plans, development ordinances, and capital facilities programs, establish minimum lot sizes in stream corridor areas based on an analysis of local conditions as follows:

(a) Lot sizes should provide a minimum contiguous developable area within a developable parcel that will not require development in stream corridor buffer areas;

(b) Lot sizes should allow development in accordance with other appropriate setback, bulk, and environmental requirements applicable to the development site;

(c) The stream corridor buffer area should be credited toward the calculation of development density for the total development site, and therefore should not directly affect the gross density of development in an area.

(5) Managing construction adjacent to stream corridor buffer areas.
Municipalities should establish, through development ordinances, stream corridor buffer areas of 100 feet from the waters' edge for all land disturbance or construction. These are fragile areas which require a development plan and best management practices. The State should develop best management practices for all forms of development. If an approved soil erosion and sediment control plan and best management practices are in place, the buffer area should be adjusted to that width appropriate to protect the type of water body as outlined in other guidelines.

c. Providing Public Access to Buffer Areas.
The State, counties, and municipalities should provide opportunities for public access for recreational use of rivers, streams, lakes, wetlands, and buffer areas within the stream corridor where adequate public facilities are available.

d. Designing Water Dependent Development in Buffer Areas. Municipalities should establish, through master plans, development ordinances, and capital facilities programs, practices in location, design, construction, and maintenance for water dependent recreation and access structures, such as docks, piers, walkways, and recreation trails, located within the stream corridor buffer area that are compatible with the use or protection of resources within the stream corridor.

e. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Stream Corridors: Protection: Storm Water Management Facilities</u>

The New Jersey Department of Environmental Protection, in cooperation with counties and municipalities, should ensure that the storm water management facilities which directly convey storm water runoff to surface water bodies through Stream Corridor Buffer Areas are designed to control the quantity, quality, and rate of that runoff storm water. The quality and rate of runoff is similar to that which would be achieved by natural filtration within the applicable Stream Corridor Buffer Area.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Designing Storm Water Management Facilities Based on Stream Corridor Buffer Areas.</u>
Municipalities, in coordination with counties and with the New Jersey Department of Environmental Protection, should require the direct conveyance of storm water runoff into a stream corridor through a culvert, pipe, gutter or any other facility, either below or above the ground surface, to be provided in conjunction with storm water detention facilities or other storm water management measures. Storm water management facilities should be designed to maintain and enhance instream water quality pursuant to the State Storm Water Management Regulations.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Waste Disposal Facilities

Policy 1.1 Waste Disposal: Waste Disposal Planning and Facilities: Plan Coordination

The provisions of this Plan should be construed as an effort to coordinate with, and not supercede, the existing statutory and regulatory mechanisms for planning, siting, designing, permitting, construction, and operation of facilities for the treatment, storage, and disposal of solid wastes and hazardous wastes.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.2 <u>Waste Disposal: Waste Disposal Planning and Facilities: Development/Redevelopment</u>

Where there is sufficient evidence that off-site contamination could affect public health or safety, municipalities, in cooperation with counties and appropriate State departments, should limit development and redevelopment within the areas adjacent to sites treating, storing, and disposing of solid and hazardous wastes based on State criteria, until appropriate clean-up and/or mitigation is completed.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining Temporary Restrictions.</u>
Where there is sufficient evidence that off-site contamination exists that could affect public health or safety, land use restrictions should remain in place until there is adequate assurance that appropriate clean-up and/or mitigation is completed.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Natural and Cultural Resources: Water Supply Sources

Policy 1.1 Water Supply: Protection of Water Supply Sources: Capacity Analysis

The New Jersey Department of Environmental Protection, regional entities, counties and municipalities should prepare master plans and regulations related to the determination of the availability of water supplies to serve current and future development. Water supply analyses should include assessment of existing and projected supplies; current and projected demands; costs and schedules for storage, treatment, and distribution facilities; identification of critical areas; and the likely consequences of future development trends on water supply sources. The New Jersey Department of Environmental Protection should analyze capacity on a statewide or regional basis. Counties and municipalities should assess their respective needs.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Determining Water Supply Capacity.
Counties and municipalities should analyze the capacity of each of the following sources of water supply, and determine the appropriate balance among these sources to serve development:
(1) existing public water supply sources and distribution systems, for each system;
(2) individual water supplies forom sustainable yield sources, for each source;
(3) potential new water supply systems.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 Water Supply: Protection of Water Supply Sources: Development Regulations for Water Supplies

The State, in cooperation with regional entities, counties and municipalities should establish development performance standards to protect potential surface and ground water sources of water supplies based on regional water supply management programs. Development should only be authorized when the proposed development will not significantly and/or adversely reduce recharge to ground water or result in water withdrawals that individually or cumulatively exceed the capacity of the water supply sources.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Aquifer Management Programs.
Municipalities should establish specific development performance standards through master plans, development ordinances, and capital facilities programs based on a regional aquifer management program:
(1) Proposed development and redevelopment should not reduce recharge to groundwater or result in water withdrawals, individually or cumulatively, that exceed recharge to a water supply critical area;
(2) Development should be consistent with the development performance standards implemented as a part of an area-wide, region-wide or county-wide aquifer management program;
(3) Regional aquifer management programs should be consistent with the provisions of State programs for:
(a) non-point source pollution control;
(b) well head protection;
(c) storm water management;
(d) water allocation.

b. Protecting Surface Water Sources.
Municipalities should require new development, other than water dependent structures, to be located not less than 300 feet from any reservoir or stream reach on which an intake for a potable water supply source is located[1] unless other protective measures approved by the New Jersey Department of Environmental Protection are taken.

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1 Siemon, Larsen, Mattlin and Purdy, Environmental Management Standards, April 16, 1987. Technical Reference Document.

c. Encouraging the Use of Public Water Supply Systems. Municipalities, in cooperation with counties and appropriate State departments, should require development to be served by public water supply systems, except in Rural Development Areas, to ensure water supplies of adequate quantity and quality. Municipalities should participate in the management of public water supply systems, which in public or private ownership, through permits or service contracts.

d. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 <u>Water Supply: Protection of Water Supply Sources: Water Demand</u>

Municipalities, in cooperation with the New Jersey Department of Environmental Protection, should encourage the use of landscaping, design, and construction techniques that will conserve water supplies and reduce water demand.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Requiring Water Conserving Development Practices.</u> Muncipalities should establish development practices and patterns, including appropriate landscaping, design, and construction techniques, through provisions for water conservation incorporated in master plans, development ordinances, and capital facilities programs prepared in consultation with the New Jersey Department of Environmental Protection.

b. <u>Recommending Alternative Guidelines.</u> Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Water Supply: Protection of Water Supply Sources: Development Regulations for Wastewater Disposal

Municipalities, in cooperation with counties and the New Jersey Department of Environmental Protection, should limit new development served by on-site waste water disposal systems to locations and densities where surface and ground water sources of drinking water supplies are protected.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Applying the Nitrate Dilution Model.
In Rural Development Areas, development capacity for residential development should be determined by the use of a nitrate dilution model,[1] with appropriate modifications to respond to local conditions, and:
(1) a 5 milligram per liter of nitrogen or other equivalent measure of receiving body water quality in Tiers 5 and 6A; and
(2) a 3 milligrams per liter of nitrogen or other equivalent measure of receiving body water quality in Tiers 6B and 7.

b. Encouraging the Use of Community Sewage Systems.
Municipalities, in cooperation with counties and appropriate State departments, should require residential development of 25 or more dwelling units and associated non-residential development, including redevelopment and conversion of seasonal dwellings to year-round use, to be served by community sewage systems.[2]

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1 Rogers, Golden and Halpern, Application of Nitrate Dilution Model. February 1988, rev. December 1988. Technical Reference Document #88-30.

2 Office of State Planning, Report of the Rural Policy Technical Advisory Committee, July 1988. Technical Reference Document #88-39.

Policy 1.5 <u>Water Supply: Protection of Water Supply Sources: Development Regulations for Non-Point Sources and Natural Systems</u>

Municipalities, in cooperation with counties, regional entities, and the New Jersey Department of Environmental Protection, should maximize the use of natural systems for the protection of surface and ground water sources of water supplies, and restrict the location and construction of development that involves the discharge of pollutants that may contaminate surface or ground water supplies through non-point source pollution. The State should develop best management practices for non-point source pollution, ground water recharge, and storm water management. Counties and municipalities should require new development within their jurisdiction to incorporate these practices as a condition of approval.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.6 Water Supply: Protection of Water Supply Sources: Development Regulations for Toxic and Hazardous Materials

The New Jersey Department of Environmental Protection, in cooperation with regional entities, counties, and municipalities should regulate the location, design and development of structures that involve the use, storage, treatment, or disposal of toxic and hazardous materials to avoid the contamination of surface and ground water supplies. The use, storage, treatment and disposal of toxic and hazardous substances should also be periodically monitored to ensure that no fugitive emissions or discharges occur from these storage facilities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Annual Monitoring.
Counties and municipalities, in coordination with the New Jersey Department of Environmental Protection, should provide for annual or other appropriate periodic maintenance and monitoring for uses which involve the storage of hazardous or toxic materials to ensure that no fugitive emissions or discharges occur from these storage facilities.[1]

b. Establishing Set Backs from Surface Waters.
Municipalities should require new development that involves the use of hazardous or toxic materials, including radioactive wastes or petroleum products, to be set back not less than 300 feet from any surface water body.[2]

c. Establishing Ground Water Protection Requirements.
Municipalities should require that new development not involve the storage of petroleum products or other hazardous or toxic materials within 4 feet of the ground water table unless mitigating measures are provided.[3]

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1 Ibid.

2 Ibid.

3 Ibid.

d. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.7 <u>Water Supply: Protection of Water Supply Sources: Adequate Facilities Requirements</u>

The New Jersey Department of Environmental Protection in cooperation with other State departments, counties and municipalities should establish the provision of adequate water supplies and water supply facilities as a condition for approval of new development.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Areas of Critical State Concern

Policy 1.1 Areas of Critical State Concern: Reliance on Adopted Plans and Regulations: Pinelands Commission

The State Planning Commission acknowledges the special statutory treatment of the New Jersey Pinelands and shall act pursuant to the New Jersey State Planning Act in relying on the adopted plans and regulations of the New Jersey Pinelands Commission.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Recognizing the Pinelands Comprehensive Management Plan. The Pinelands Comprehensive Management Plan regulates development in the Pinelands Protection Area. Outside this geographic area, but within the Pinelands National Reserve, the Comprehensive Management Plan provides planning guidance to meet federal statutory goals.

b. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Areas of Critical State Concern: Reliance on Adopted Plans and Regulations: Hackensack Meadowlands Development Commission</u>

The State Planning Commission acknowledges the special statutory treatment of the Hackensack Meadowlands and shall act pursuant to the New Jersey State Planning Act in relying on the adopted plans and regulations of the Hackensack Meadowlands Development Commission. More specifically, the State Planning Commission relies on the adopted Hackensack Meadowlands Master Plan and Zoning Ordinances.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.3 <u>Areas of Critical State Concern: Reliance on Adopted Plans and Regulations: New Jersey Department of Environmental Protection Under the Coastal Area Facility Review Act</u>

The State Planning Commission acknowledges the special statutory treatment of the New Jersey Coastal Area under the Coastal Area Facility Review Act and shall act pursuant to the New Jersey State Planning Act in relying on the adopted plans and regulations of the New Jersey Department of Environmental Protection with respect to those areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.1 <u>Areas of Critical State Concern: Coordination of Planning Efforts: Pinelands Commission</u>

The State Planning Commission shall coordinate its planning efforts with the Pinelands Commission so that the are consistent and/or compatible with statewide and tier strategies, policies, standards and guidelines adopted under the State Development and Redevelopment Plan. Special emphasis will be placed on those geographic areas immediately adjacent to the Pinelands so that they will be consistent and/or compatible with the adopted plans and regulations of the New Jersey Pinelands Commission.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Coordinating within the Pinelands Area.</u>
Counties and municipalities should endeavor during cross-acceptance to establish consistency or compatibility between areas in the Pinelands Area and those areas of the county or municipality geographically adjacent.

b. <u>Coordinating within the Pinelands National Reserve.</u>
Counties and municipalities in the Pinelands National Reserve should work closely with the Pinelands Commission to assure consistency and compatibility between local plans and the Comprehensive Management Plan.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 <u>Areas of Critical State Concern: Coordination of Planning Efforts: Hackensack Meadowlands Development Commission</u>

The State Planning Commission shall coordinate its planning efforts with the Hackensack Meadowlands Development Commission so that they are consistent and/or compatible with statewide and tier strategies, policies, standards and guidelines adopted under the State Development and Redevelopment Plan. Special emphasis will be placed on those geographic areas immediately adjacent to the Hackensack meadowlands so that they will be consistent and/or compatible with the adopted plans and regulations of the Hackensack Meadowlands Development Commission.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.3 <u>Areas of Critical State Concern: Coordination of Planning Efforts: New Jersey Department of Environmental Protection with Respect to the CAFRA Region</u>

The State Planning Commission shall coordinate its planning efforts with the New Jersey Department of Environmental Protection so that they are consistent and/or compatible with statewide and tier strategies, policies, standards and guidelines adopted under the State Development and Redevelopment Plan. Special emphasis will be placed on those geographic areas immediately adjacent to the CAFRA Region so that they will be consistent and/or compatible with the adopted plans and regulations of the New Jersey Department of Environmental Protection with respect to the CAFRA Region.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Coordinating Coastal Management.</u>
The Office of State Planning and the New Jersey Department of Environmental Protection should provide leadership and technical assistance in the coordination of coastal management.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

PART TWO

PLANNING GUIDELINES: REGIONAL DESIGN SYSTEM STRATEGIES

PLANNING GUIDELINES: REGIONAL DESIGN SYSTEM STRATEGIES

Policy 1.1 Regional Design System: Intergovernmental Coordination: Corridor Region Development Plans

Counties, in coordination with municipalities, regional entities, the Office of State Planning, and other State departments, should prepare and implement Corridor Region Development Plans for designated corridors in accordance with the guidelines in Volume III of this State Development and Redevelopment Plan. Adopted Corridor Region Development Plans should be incorporated by reference into the State Development and Redevelopment Plan.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Preparing Corridor Region Development Plans.
Corridor Region Development Plans should be compatible with the provisions of the State Development and Redevelopment Plan. Corridor Region Development Plans should include, at a minimum, the following:
(1) Maximum feasible local government and public participation in the planning, implementation, and on-going management of development in Corridor Regions, including a form of cross-acceptance in the preparation of the Corridor Region Development Plan;
(2) A definition of the Corridor Region based on long-range regional growth trends, delineating boundaries at a scale of not less than 1:24000;
(3) The designation of corridor centers, and those villages and hamlets located within the corridor region; and a refined delineation of their boundaries;
(4) A comprehensive regional design plan for the Corridor Region. This regional design plan should provide a framework for the planning and design of development and redevelopment of the Corridor Region's central places and the linkages among them. The regional design plan should include:
(a) planning and design guidelines for corridor centers, villages, and hamlets;
(b) a land use element;
(c) a circulation element;
(d) a public facilities and services element;
(e) a housing element;
(f) a community design element;
(g) an environmental quality element;
(h) a natural resources element;

(5) Minimum densities and intensities for corridor center development according to the market demand in the Corridor Region. Development intensity, in terms of floor area ratios (FAR), and densities, in terms of dwelling units per acre, should be based on, at a minimum:
   (a) market demand, expressed in terms of market absorption rates, measured in square feet or dwelling units per year over the life of the Corridor Region Development Plan;
   (b) ability to sustain public transportation services;
   (c) ability of private sector to economically provide and maintain infrastructure improvements serving the corridor center;
(6) Maximum densities and intensities for development as of right within corridor center areas at a fraction of the minimum densities established for corridor center development. To attain or exceed minimum development densities and intensities for corridor center development, new development should provide specified public facilities and services;
(7) Preliminary economic, fiscal, community/social, infrastructure, environmental, and intergovernmental coordination assessments;
(8) An implementation and management program for the Corridor Region Development Plan. The implementation and management program should:
   (a) provide for continued, coordinated and comprehensive implementation and management at all levels of government and quasi-governmental authority;
   (b) ensure the development of the corridor in accordance with the Corridor Region Development Plan and the State Development and Redevelopment Plan;
   (c) specify the roles and responsibilities of all governments and quasi-governmental authorities in the development corridors;
   (d) provide for the timing and sequencing of infrastructure and corridor region development in response to market conditions;

(e) establish a framework for developing and managing consistent and interrelated systems within the corridor of:
   1) land use controls and incentives;
   2) design guidelines and incentives;
   3) financing, operation and maintenance of public facilities and services in Corridor Regions and their central places[1];

(f) determine the costs and revenues of growth anticipated by the Corridor Region Development Plan, and a mechanism for apportioning the costs and revenues equitably among those who benefit from the improvements.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1. Consideration should be given to techniques such as impact fees, special benefit assessments, regional improvement districts, advanced and excess condemnation, and joint development. See Freilich, Robert H. and Stephen P. Chinn, "Transportation Corridors: Shaping and Financing Urbanization through Integration of Eminent Domain, Zoning, and Growth Management Techniques", in Proceedings of the Institute on Planning, Zoning, and Eminent Domain, 1987, The Southwestern Legal Foundation, pages 2-26 to 2-81.

Policy 1.2 <u>Regional Design System: Intergovernmental Coordination: Corridor Region Planning and Funding</u>

The State should provide funding and technical assistance to counties and municipalities for the preparation of demonstration Corridor Region Development Plans.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Designating the Corridor Region Planning Entity.</u>
The Office of State Planning, in consultation with regional agencies, counties and municipalities located along a corridor designated for Corridor Region Development Planning, should identify a single entity as the Corridor Region Planning Entity. This entity will be responsible as project manager for preparing the Corridor Region Development Plan, and will:
(1) identify the organizational structure for the planning process;
(2) prepare a work program for the planning process;
(3) identify federal, state, consultant, and other private resources necessary;
(4) prepare requests for proposals and execute contracts for consultants and other private resources;
(5) account for private resources and expenses;
(6) prepare and submit to the State Planning Commission a Corridor Region Development Plan and associated implementation and management program.

b. <u>Establishing State Planning Commission Responsibilities.</u>
The State Planning Commission should:
(1) approve the Corridor Region Development Plan work program;
(2) provide technical assistance through data, personnel and other resource sharing;
(3) coordinate State and federal agency technical assistance;
(4) prepare and execute memoranda of agreement among collaborating agencies;
(5) approve all disbursements of State funds;
(6) approve the Corridor Region Development Plan and its associated implementation and management program.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 Regional Design System: Location/Intergovernmental Coordination: Identifying Corridors

Counties and municipalities, in consultation with regional entities and the Office of State Planning during cross-acceptance, should identify candidates for which Corridor Region Development Plans will be prepared. Candidates for corridors should be identified and their linear extent delineated.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.2 Regional Design System: Location/Intergovernmental Coordination: Designating Corridors

The State Planning Commission should designate corridors and delineate their linear extent in the final State Development and Redevelopment Plan.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.3 Regional Design System: Location/Intergovernmental Coordination: Identifying Central Places

Counties and municipalities should cooperate during cross-acceptance to identify locations for corridor centers, villages, and hamlets, and delineate their preliminary boundaries in accordance with the guidelines in Volume III of theis State Development and Redevelopment Plan. Areas with potential for new villages can be identified without specifying their precise location.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Identifying and Delineating Corridor Centers.
Counties and municipalities should identify proposed locations and delineate preliminary boundaries for corridor centers through the cross-acceptance process using Exhibit 2-1, "Planning and Design Characteristics", and the below criteria. Corridor centers will be designated formally in the adopted State Development and Redevelopment Plan. All Corridor Centers are located in a Corridor Region. Corridor Centers should:

(1) be located near a strategic transportation station, intersection, or interchange;
(2) possess adequate urban design characteristics in order to accommodate growth incrementally;
(3) contain adequate and sufficient existing or planned infrastructure capacity to absorb growth;
(4) be connected to the primary transportation route of the corridor by existing or planned primary and secondary transportation networks;
(5) be located set off from a multi-lane highway;
(6) be located where there is a strong existing and projected demand for higher intensity development providing employment and commerce;
(7) contain within their boundaries sufficient developable and redevelopable land to absorb new development of higher intensity and density;
(8) be bordered (buffered) by lower density and intensity uses in surrounding suburban and rural areas.

b. <u>Identifying and Delineating Existing Villages.</u>
Counties and municipalities shall identify locations and delineate preliminary boundaries for villages through the cross-acceptance process using Exhibit 2-1, "Planning and Design Characteristics", and the below criteria. Villages will be designated formally in the adopted State Development and Redevelopment Plan. Villages are not necessarily located in a Corridor Region.

(1) The village area is an existing settlement with a distinguishable boundary, generally a place within a municipality but which may also involve more than one municipality;

(2) The village area includes a resident population corresponding to an average population density of 1,000 or more persons per square mile but containing a resident population of less than 1,250 persons;

(3) The village area contains a mixture of residential and associated nonresidential uses as follows:

   (a) development is generally within 1/4 mile of the village center;

   (b) land uses are designed to support a pedestrian orientation and the rural setting in which the village is located;

(4) The village area is not included in an existing or planned public sewer service area, unless the area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the area;

(5) The village area is located within Tiers 5, 6, or 7 and does not share a boundary with Tiers 1, 2, 3, and 4 or a corridor center, hamlet, or another village.

(6) The area may serve as a nucleus for a town, and is designed to provide opportunities to evolve into a town in the future.

c. Identifying Areas for Potential New Villages.
Counties and municipalities should identify areas with potential for new villages in Tier 5, Exurban Reserve Areas, through the cross-acceptance process without specifying their location or delineating their boundaries. The specific number and general location of new villages should be identified using Exhibit 2-1, "Planning and Design Characteristics", and the below criteria. Areas for potential new villages will be designated formally in the adopted State Development and Redevelopment Plan. Areas for potential new villages are not necessarily located in a Corridor Region.

(1) The new village area is generally a place within a municipality but which may also involve more than one municipality;
(2) The new village area may support a resident population corresponding to an average population density of 1,000 or more persons per square mile but containing a resident population of less than 1,250 persons;
(3) The new village area may provide a mixture of residential and associated nonresidential uses as follows:
    (a) development to be generally within 1/4 mile of the village center;
    (b) land uses to be designed to support a pedestrian orientation and the rural setting in which the village is located;
(4) The new village area is not included in an existing or planned public sewer service area, with the following exceptions:
    (a) the area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the area; or
    (b) new villages in Tier 5 may be sewered by community sewage disposal systems.
(5) The village area is located within Tiers 5, 6, or 7 and does not share a boundary with Tiers 1, 2, 3, and 4 or a corridor center, hamlet, or another village.
(6) The area may serve as a nucleus for a town, and is designed to provide opportunities to evolve into a town in the future.

d. <u>Identifying and Delineating Existing Hamlets.</u>
Counties and municipalities shall identify locations and delineate preliminary boundaries for hamlets through the cross-acceptance process using Exhibit 2-1, "Planning and Design Characteristics", and the below criteria. Hamlets will be designated formally in the adopted State Development and Redevelopment Plan. Hamlets are not necessarily located in a Corridor Region.

(1) The hamlet area is an existing residential settlement located at a rural crossroads or river crossing, generally a place within a municipality but which may also involve more than one municipality;
(2) The hamlet area may include a resident population corresponding to an average population density of 1,000 or more persons per square mile and contain a resident population of less than 250 persons;
(3) The hamlet primarily contains residences; and
(4) The hamlet is not included in an existing or planned public sewer service area, unless the area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the area;
(5) The hamlet area is located within Tiers 5, 6, or 7 and does not share a boundary with Tiers 1, 2, 3, and 4 or a corridor center, village, or another hamlet;
(6) The area may serve as a nucleus for a village, and is designed to provide opportunities to evolve into a village in the future.

e. Identifying Areas for Potential New Hamlets.
Counties and municipalities should identify areas with potential for new hamlets in Tier 5, Exurban Reserve Areas, through the cross-acceptance process without specifying their location or delineating their boundaries. The specific number and general location of new hamlets should be identified using Exhibit 2-1, "Planning and Design Characteristics", and the below criteria. Areas for potential new hamlets will be designated formally in the adopted State Development and Redevelopment Plan. New hamlets are not necessarily located in a Corridor Region.

(1) The new hamlet area is a residential settlement located at, or set off from, a rural crossroads, generally a place within a municipality but which may also involve more than one municipality;
(2) The hamlet area may support a resident population corresponding to an average population density of 1,000 or more persons per square mile and contain a resident population of less than 250 persons;
(3) The new hamlet area would primarily contain residences;
(4) Residential development densities in the new hamlet are balanced with residential development densities in the adjacent Rural Development Areas through the use of transfer of development rights, cluster development, or other mechanisms so that the average gross density in the entire area is equivalent to the density in the Rural Development Area as determined by a Development Capacity Analysis;
(5) The new hamlet area is not included in an existing or planned public sewer service area, with the following exceptions:
    (a) the area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the area;
    (b) new hamlets in Tier 5 may be sewered by community sewage disposal systems;
(6) The new hamlet area is located within Tiers 5, 6, or 7 and does not share a boundary with Tiers 1, 2, 3, and 4 or a corridor center, village, or another hamlet;
(7) The new hamlet area may serve as a nucleus for a village, and is designed to provide opportunities to evolve into a village in the future.

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Exhibit 2-1:

Planning and Design Characteristics

The sole purpose of providing examples of planning and design characteristics for central places is to assist in creating an image of what these central places could be in the future. There may be considerable variety within each type of central place in the Regional Design System, just as there is a wide variety among areas within each tier. When combined with associated narrative and graphic sketches and enriched by the dialogue of cross-acceptance, these characteristics can help paint a more complete picture that represents these existing and future communities.

	HAMLET	VILLAGE	TOWN	CORRIDOR CENTER	CITY
JOBS/ HOUSING:	0:1-.25:1	.25:1-2:1	1:1-4:1	2:1-5:1	**
POPULATION:	25 - 250	200-1,250	1,000-30,000	5,000-40,000	**
JOBS:	0 - 25	25-500	400-10,000	4,000-30,000	**
DWELLING UNITS:	10 - 100	75-500	400-10,000	2,000-15,000	**
NET DU's/ ACRE:	1 - 4	1.5 - 6	2 - 12	4 - 20+	**
NET F.A.R.:	N/A	N/A	.2 - 2	1.0 - 4+	**
OPEN SPACE RATIO:	.75 - .90	.60 - .80	.40 - .75	.20 - .35	**
PUBLIC RECREATION OPEN SPACE RATIO:	.10 - .20	.08 - .10	.08 - .10	.10 - .15	**
MODAL SPLIT:	100:0-95:5	100:0-90:10	95:5-80:20	85:15-60:40	**
ACREAGE:	10 - 100	50-300	200 - 6,400	640 - 6,400	**
MIXTURE OF USES:	(See Exhibit 2-2, Community Services)				

Notes:

N/A = Not Applicable
** = 1985 Levels
F.A.R. = Floor Area Ratio (Floor Area/Parcel Size)
Modal Split = Modal split is defined as a ratio which describes the allocation of trips to all available modes of transportation. The ratio in this table compares private automobile usage with all other modes.

Exhibit 2-2:

Community Facilities and Services

This Exhibit provides examples of types of public and private facilities and services available to the community in central places. This Exhibit is not intended to specify or limit the uses appropriate to any given central place.

	HAMLET	VILLAGE	TOWN	CORR.CTR.	CITY
PUBLIC FACILITIES					
Day Care	p	x	x	x	x
Post Office	p	x	x	x	x
House of worship	p	p	x	x	x
Grade School		p	x	x	x
Jr/High School			p	x	x
Police/Fire		p	x	x	x
Library		p	x	x	x
Municipal Bldg.		p	p	p	x
Medical Clinic			p	x	x
Hospital			p	p	x
Higher Education			p	p	p
Hotel/convention space			p	x	x
SHOPPING AND SERVICES					
Corner Store	p	x	x	x	x
Cafe/Luncheonette/ Takeout	p	x	x	x	x
Barber/Beauty Shop		x	x	x	x
Video Store		p	x	x	x
Gas Station		x	x	x	x
Liquor Store		p	x	x	x
Bar/Restaurant	p	x	x	x	x
Hardware Store		p	x	x	x
Card/Gift Shop		p	x	x	x
Supermarket/Grocery		p	x	x	x
Bank		p	x	x	x
Professional Offices		p	x	x	x
Specialty Retail*		p	x	x	x
Department Store			p	x	x

Notes:

* Specialty retail includes, for example, jewelry stores, sporting goods stores, shoe stores, etc.

p = Possible
x = Recommended

Exhibit 2-2: (cont'd)

	HAMLET	VILLAGE	TOWN	CORR.CTR.	CITY
RECREATION AND PUBLIC OPEN SPACE					
Park	x	x	x	x	x
Plaza/Town Square/ Green	x	x	x	x	x
Tot Lots	p	x	x	x	x
Playing Fields		p	x	x	x
Cultural Facilities			p	p	x
TRANSIT					
Park and Ride Lot	p	x	x	x	x
Bus Station/Stop	p	p	x	x	x
Bus Terminal			p	x	x
Rail Station/Stop			p	x	x
Rail Terminal				p	x
Bikeway		p	x	x	x

Notes:
p = Possible
x = Recommended

Policy 2.4 Regional Design System: Location/Intergovernmental Coordination: Designating Central Places

The State Planning Commission should designate corridor centers, villages and hamlets, and delineate their boundaries in the final State Development and Redevelopment Plan. Areas with potential for new villages and/or new hamlets can be designated without specifying their precise location.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 Regional Design System: Land Use: Compact and Inter-related Mixed Uses

Municipalities, in cooperation with their counties, should prepare a detailed comprehensive plan for designated corridor centers, villages, and hamlets with respect to land use, circulation, community design, housing, and community facilities to be incorporated as part of the local master plan. The plan should be compatible with the State Development and Redevelopment Plan and its Corridor Region Development Plan, if applicable, and should encourage compact and interrelated mixed-uses with densities commensurate with the scale and character of the community and its projected real estate market demand.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Coordinating and Phasing Development.
Municipalities should establish within master plans, development regulations, and capital facilities programs the basis for coordinated development within designated corridor centers, villages and hamlets by:
(1) encouraging joint ventures among individual developers;
(2) limiting the extent to which development may be completed by an individual developer;
(3) requiring timing and phasing of development appropriate to the scale of the community.

b. Maintaining Community Design Plans.
Municipalities should include a community design element in master plans, master plan elements, and development ordinances establishing objectives and providing flexible guidelines for the development of corridor centers, villages and hamlets which:
(1) promotes compatibility with the density, scale and character of the surrounding community;
(2) protects environmental resources;
(3) provides for open space and recreation;
(4) enhances the linkage of pedestrian pathways;
(5) protects historic buildings and areas;
(6) preserves scenic vistas;
(7) lends special character to the area;
(8) provides unity through coherent and harmonious visual elements;

(9) provides variety through a richness and diversity of related objects;
(10) promotes vividness and distinction through contrasting elements.[1]

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1. Leonard Ortolano, Environmental Planning and Decisionmaking. 1984. New York: John Wiley and Sons. p. 323.

Policy 3.2 Regional Design System: Land Use: Corridor Center Density

Municipalities, in cooperation with counties, should establish minimum development densities and intensities in corridor centers commensurate with the scale of the corridor and its market demand. Densities and intensities should be sufficient to allow compact development of inter-related mixed uses and the provision of public transportation services and pedestrian mobility. The minimum build-out density or intensity should be substantially higher than the density or intensity permitted by right in local development land use regulations. This difference will induce the use of incentives or other mechanisms which accomplish a legitimate public purpose before the minimum density is reached.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Minimum Build-Out Densities.
Municipalities should establish minimum build-out densities and intensities for corridor center development based on the Corridor Region Development Plan.

b. Establishing Incentives to Increase Linkages.
Municipalities should establish maximum densities and intensities for development within corridor center areas based on the Corridor Region Development Plan. To attain or exceed minimum development densities and intensities for corridor center development, municipalities should require that one or more of the following procedures be used (see Exhibit 2-3, "Increasing Development Intensities in Corridor Centers: An Example":
(1) transferable development rights should be acquired from Rural Development Areas and applied within the corridor center; or
(2) a sliding scale bonus system established by the municipality permitting increased levels of development in return for the provision of appropriate public facilities and services.[1]

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1. Freilich, Leitner, Carlisle and Shortlidge, Implementation Report, April 17, 1987, pages 25-27. Technical Reference Document #87-14.

Exhibit 2-3:

Increasing Development Intensities in Corridor Centers: An Example

Action	Result
1) Minimum build-out development intensity: (Based on Guideline a.)	2.00 FAR
2) Maximum intensity allocated as of right:	1.00 FAR
3) Acquire 1.00 FAR in development rights:	2.00 FAR
4) Provide affordable housing to obtain an additional 0.25 FAR:	2.25 FAR
5) Provide public open space to obtain an additional 0.25 FAR:	2.50 FAR
6) Provide day care to obtain an additional 0.25 FAR:	2.75 FAR

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.3 Regional Design System: Land Use: Village and Hamlet Density

Municipalities, in cooperation with counties, should establish densities sufficient to allow compact village or hamlet development of inter-related mixed uses, but not to exceed the carrying capacities of land or existing infrastructure in the Rural Development Areas. These densities can be increased by the use of transfer development rights, incentive systems, or other such mechanisms.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Encouraging Rural Development Cooperatives for Villages. Municipalities should encourage the formation of Rural Development Cooperatives with developers and land owners to plan, design, and develop villages by:
   (1) direct participation through joint venture;
   (2) provision of technical assistance such as planning, design, and permit facilitation services;
   (3) provision of financial assistance such as loans, grants, loan guarantees, or bonding capacity for planning, acquisition of development rights, and construction;[1]
   (4) retirement of development rights for permanent open space.

b. Encouraging Rural Development Cooperatives for Hamlets. Municipalities should encourage the formation of Rural Development Cooperatives with developers and land owners to plan, design, and develop hamlets by:
   (1) direct participation through joint venture;
   (2) provision of technical assistance such as planning, design, and permit facilitation services;
   (3) provision of financial assistance such as loans, grants, loan guarantees, or bonding capacity for planning, acquisition of development rights, and construction;[2]
   (4) retirement of development rights for permanent open space.

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1. Office of State Planning, Report of the Rural Policy Technical Advisory Committee, July 1988. Technical Reference Document #88-39.

2. Ibid.

c. Encouraging Rural Development Corporations for Villages.
Municipalities and counties should form Rural Development Corporations to develop villages by:
(1) issuing bonds;
(2) acquiring and marketing land and development rights;
(3) preparing and enforcing plans and design standards;
(4) maintaining public open space.[1]

d. Encouraging Rural Enterprise Zones for Villages.
Municipalities, in cooperation with counties and the State, should identify appropriate villages and rural development areas for Rural Enterprise Zones in which public incentives should be targetted for the provision of public and private facilities and services supporting agriculture and other rural land uses.[2]

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1. Ibid.

2. Ibid.

Policy 4.1 Regional Design System: Community Design: Community Design Plan

Municipalities, in cooperation with their counties, should prepare detailed community design plans for designated corridor centers, villages, and hamlets which are compatible with the State Development and Redevelopment Plan and its Corridor Region Development Plan, if applicable. The community design plan should foster compact development and redevelopment which integrates mixed uses by emphasizing the public environment, maintaining and enhancing community character, and promoting a pedestrian and public transport orientation. The design plan should contain community and site planning and design criteria, design review procedures, and techniques to implement these criteria and procedures.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Community Design Plans.
Municipalities should prepare and maintain community design plans for corridor centers, villages, and hamlets that emphasize objectives and provide interpretive guidelines that include:[1]
(1) Provisions to ensure that redevelopment is of a type, scale, composition, use, and intensity that is physically and visually compatible, interrelated, and interactive with the existing character of neighboring development; and
(2) Provisions to ensure that the rehabilitation and adaptive reuse of existing structures is supported, encouraged, and regulated by community development and historic preservation programs;
(3) Provisions to promote incremental future growth functionally and architecturally linked to existing development;
(4) Provisions to create and maintain an organized and interconnected system of public activity centers, including commercial services as well as open space areas such as public outdoor places and gardens;
(5) Provisions to encourage an economically sound mix of uses, activities, and supporting public facilities and services;

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1. Office of State Planning, Report of the Rural Policy Technical Advisory Committee, July 1988. Technical Reference Document #88-39.

(6) Provisions to encourage revitalization of "Main Street" downtown commercial areas in older towns and villages.[1]

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1. New Jersey Main Street Program, Office of New Jersey Heritage, New Jersey Department of Environmental Protection.

Policy 5.1 <u>Regional Design System: Capital Facilities: Financing and Development</u>

The State, regional entities, counties and municipalities should ensure that adequate capital facilities financing and development are provided concurrently with development to designated developing areas in the State Development and Redevelopment Plan and Corridor Region Development Plans, if applicable. State, regional entities, counties and municipalities should support off-tract capital facilities and services in partnership with the private sector which is required to pay its fair share and pursuant to Policy 2.3, Capital Facilities Financing and Development: Funding Priorities -- Off-Tract.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Supporting Development Planning with Capital Facilities Planning.</u>
Municipalities, in coordination with counties, regional entities, and appropriate State departments, should ensure that capital facilities plans and programs, such as wastewater management plans and infrastructure improvement programs:
(1) support and encourage development in corridor centers, towns, villages and hamlet;
(2) discourage intensive development in rural development areas;
(3) conform with master plans and development regulations that implement the Regional Design System.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.2 <u>Regional Design System: Capital Facilities: Open Space Acquisition and Recreational Development</u>

The appropriate State departments, regional entities, counties and municipalities should prioritize the acquisition of existing open space for public recreational use. They should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs for public recreational use.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 6.1 <u>Regional Design System: Economic Development: Incentives</u>

The State, regional entities, counties and municipalities should coordinate their efforts to promote and encourage economic development. Incentives should be crafted to encourage the compact development of mixed economic uses in Corridor Centers, Towns, and Villages designated in the State Development and Redevelopment Plan and Corridor Region Development Plan, if applicable. State, regional entities, counties and municipalities should encourage public/private ventures and co-development projects.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 7.1 <u>Regional Design System: Housing: Development Incentives</u>

The State, regional entities, counties and municipalities should encourage the development of housing at densities based upon the carrying capacities of the natural and built environments in Rural Development Areas. Housing development at higher densities should be permitted in Corridor Centers, Villages, and Hamlets where appropriate and consistent with design criteria and infrastructure provided with respect to those places.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Analyzing Development Capacity in Rural Development Areas.</u> Municipalities, in consultation with regional entities, counties, and the appropriate State departments should prepare master plans and development regulations that provide for densities of housing in rural development areas that are compatible with the development capacity of the area.

b. <u>Recommending Alternative Guidelines.</u> Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 7.2 Regional Design System: Housing: Inclusionary Zoning

In Tiers 5, 6, or 7 inclusionary zoning should only be required in corridor centers, towns, villages, and hamlets.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Communities of Place and Precredited Housing Needs.
If a municipality chooses inclusionary zoning as an instrument to meet its Council on Affordable Housing precredited need, it must designate an appropriate Community of Place or to expand the boundaries of an existing Coounity of Place where that Council on Affordable Housing precredited need can be met.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

PART THREE

PLANNING GUIDELINES: TIER STRATEGIES

PLANNING GUIDELINES: TIER STRATEGIES

Tier 1: Redeveloping Cities and Suburbs

General Description:

These cities and suburbs are the most distressed municipalities in New Jersey. They comprise the top one-third of the municipalities on the New Jersey Office of Management and Budget's "Municipal Distress Index List". Of these municipalities, 16 have been identified as "Urban Centers" requiring special attention in light of their urban character, size, and degree of distress.

Tier Delineation Criteria:

Redeveloping Urban and Suburban Areas are defined by municipal boundaries that satisfy criteria 1, 2, and 3 below:

1. The area is a fully developed municipality;
2. The area is a municipality listed within the top one-third of all municipalities on the New Jersey Office of Management and Budget Municipal Distress List (August 1988);
3. The area does not meet the criteria for Suburban and Rural Towns. (Tier 3).

Tier One Urban Centers

The Plan recognizes the special needs of older urban centers, which are the most distressed municipalities in the state. Municipalities qualify for the "urban center" designation when they meet the following additional criteria:

1. Classified as Urban Level 1 on the New Jersey Office of Management and Budget Distress List; and
2. Among the first 50 municipalities on the New Jersey Office of Management and Budget Municipal Distress List.

Municipalities which currently meet these criteria are the following:

1.	Camden	9.	Perth Amboy
2.	Newark	10.	New Brunswick
3.	Jersey City	11.	Asbury Park
4.	Trenton	12.	East Orange
5.	Paterson	13.	Plainfield
6.	Union City	14.	Atlantic City
7.	Passaic Cty	15.	Woodbury
8.	Elizabeth	16.	Long Branch

Management Policies and Guidelines:

In addition to the tier policies, Statewide policies and Regional Design System Policies are also applicable within the tier.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

Policy 1.1 <u>Tier One: Land Planning and Redevelopment: Comprehensive Planning</u>

The Office of State Planning, in cooperation with the appropriate State departments, counties and municipalities, should establish and maintain appropriate professional capability to formulate and implement redevelopment activities. This improved planning capability should be encouraged through funding, as well as personnel sharing and the provision of technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Enhancing County and Municipal Planning Capability.</u>
Counties and Tier One municipalities should use State planning funds to establish or expand planning capacity, to the extent possible within the limitations of resources and contractual restrictions, by:
(1) training permanent, full-time professional staff;
(2) upgrading permanent, full-time professional staff;
(3) adding permanent, full-time professional staff;
(4) retaining short-term consultants for specialized professional and technical services;
(5) acquiring equipment and supplies necessary to enhance planning capability;
(6) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

b. <u>Upgrading County and Municipal Capability.</u>
Counties and municipalities should provide adequate funds to planning agencies to establish or expand planning capability by:

(1) training citizen planning officials; and

(2) training permanent, full-time professional staff; and
(3) upgrading permanent, full-time professional staff; and
(4) adding permanent, full-time professional staff; and
(5) retaining short-term consultants for specialized professional and technical services; and
(6) acquiring equipment and supplies necessary to enhance planning capability; and
(7) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

c. <u>Upgrading Planning Capability in Developing and Redeveloping Counties and Municipalities.</u>
Counties and municipalities should upgrade capability for long-range (15 to 20 year horizon), comprehensive planning where significant increase in development and/or redevelopment activity is anticipated within three years.

d. <u>Providing County Planning Services to Municipalities.</u>

Counties should make comprehensive planning services and associated functional planning services available to municipalities within their jurisdiction on a cost-sharing basis.

e. Sharing Personnel.
Counties and municipalities should establish interpersonnel agreements with appropriate State functional agencies as needed to obtain State professional and technical personnel on a short-term basis with expertise to support comprehensive, long-range (15 to 20 year horizon) planning programs.

f. Preparing and Acquiring Technical Publications.
Counties and municipalities should obtain technical publications prepared by State functional agencies that may be used to support comprehensive, long-range (15 to 20 year horizon) planning programs.

g. Training Professional Planning Staff.
Counties and municipalities should require, and provide adequate funding for, training on a routine basis for professional staff to planning boards, zoning boards, governing bodies, and other boards and commissions associated with comprehensive, long-range planning. Training programs should include one or more of the following:
(1) annual county workshops; or
(2) attendance at planning conferences and seminars; or
(3) continuing education courses at accredited schools of planning.

h. Organizing and Leading Training Activities.
State agencies, counties, and municipalities should encourage board members and professional staff to organize and lead workshops, seminars, and other training activities in coordination with appropriate governmental and professional associations and educational institutions.

i. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Tier One: Land Planning and Redevelopment: Redevelopment Planning</u>

Municipalities should address redevelopment as part of its updated master plan including prioritizing and mapping potential redevelopment sites and projects. This updated master plan should become the basis for the planning, timing and sequencing of redevelopment proposals.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining Long Range Plans.</u>
Municipalities should prepare and maintain long-range plans. These plans should be prepared and revised at least every six years in coordination with county and regional plans. Municipal plans should include:
(1) an assessment of municipal problems and opportunities;
(2) an assessment of zoning capacity, developable and redevelopable land and infrastructure capacity; and comparison to county growth projections;
(3) a set of municipal objectives and strategies;
(4) a growth management element which provides an overall policy for achieving the municipal goals, objectives, and strategies through:
(a) coordination among municipal master plan elements;
(b) cooordination with State, regional, and county plans, particularly with respect to urban design and the timing and phasing of capital facilities;
(c) measurable criteria to be used in monitoring the effectiveness of the growth management policy;

(5) a land use plan element including:
(a) the existing and proposed location, extent, and intensity of development for residential, commercial, industrial, agricultural, recreational, educational, and other public and private purposes;
(b) standards of recommended population density and development intensity;

(6) a housing plan element including:
   (a) an inventory of housing stock;
   (b) a projection of housing stock;
   (c) an analysis of demographic characteristics, including but not limited to household size, income level and age;
   (d) an analysis of the existing and probable future employment characteristics;
   (e) a determination of present and prospective fair share for low and moderate income housing;
   (f) an inventory of lands and structures appropriate for low and moderate income housing;

(7) a circulation plan element indicating the types, locations, conditions, and availability of existing and proposed transportation facilities, including air, water, road, and rail;

(8) a utility service plan element analyzing needs and showing future locations for the following:
   (a) water supply and distribution facilities;
   (b) drainage and flood control facilities, including storm water management plans;
   (c) sewerage and waste treatment facilities;
   (d) solid waste disposal;
   (e) other related utilities;

(9) a community facilities plan element showing the existing and proposed location and type of community service facilities, together with their relation to their surrounding areas, including:
   (a) educational facilities;
   (b) cultural facilities;
   (c) historic sites;
   (d) libraries;
   (e) hospitals and other public health care facilities;
   (f) firehouses, police stations and other related public safety facilities;

(10) a recreation plan element showing a comprehensive system of areas and public sites for recreation;

(11) a conservation plan element providing for the preservation, conservation, and utilization of natural resources, and which systematically analyzes the impact of each other component and element of the plan on the present and future preservation, conservation and utilization of those resources including, to the extent appropriate, the following:
   (a) energy;

(b) open space;
(c) water supply;
(d) forests;
(e) soil;
(f) marshes and wetlands;
(g) harbors, rivers, and other waters;
(h) fisheries;
(i) endangered or threatened species;
(j) other appropriate natural resources;

(12) an economic plan element considering all aspects of economic development and sustained economic vitality, including:
(a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas;
(b) an analysis of the stability and diversity of the economic development to be promoted;

(13) a historic preservation plan element including:
(a) the location, significance, proposed utilization, and means for preservation of historic sites and historic districts;
(b) the standards used to assess worthiness for historic site or district designation;

(14) an agricultural preservation element including agricultural development areas and agricultural preservation programs coordinated with the County Agricultural Development Board;

(15) a six-year capital improvements program including:
(a) deficiencies of existing development;
(b) State and regional facilities;
(c) needs for facilities related to and generated by new development;
(d) financing mechanisms such as taxes, fees, bonding, and legislation;

(16) a fiscal management element relating:
(a) development capacity under the land use element;
(b) municipal revenues anticipated for future development;
(c) capital improvement costs and other municipal costs resulting from future development;
(d) pro rata allocation of revenues and costs to alternative development scenarios.

b. Maintaining Community Design Plans.
Municipalities should include a community design element in master plans, master plan elements, and development ordinances establishing objectives and providing flexible guidelines which:

(1) promotes compatibility with the density, scale and character of the surrounding community;
(2) protects environmental resources;
(3) provides for open space and recreation;
(4) enhances the linkage of pedestrian pathways;
(5) protects historic buildings and areas;
(6) preserves scenic vistas;
(7) lends special character to the area;
(8) provides unity through coherent and harmonious visual elements;
(9) provides variety through a richness and diversity of related objects;
(10) promotes vividness and distinction through contrasting elements.

c. Maintaining Short-Range Action Plans.
Municipalities should prepare and maintain short-term action plans. Short-term action plans should be prepared annually on the basis of mid-range and/or long-range comprehensive land development plans and should be used to guide routine operating decisions, actions, expenditures, and revenues.

d. Ensuring Conformance Among Plans and Regulations.
Counties and municipalities should ensure that master plans, development regulations, and capital facilities programs (including wastewater management plans) are in conformance.

e. Coordinating Agency Plans and Actions.
Counties and municipalities should consult and coordinate with all agencies within the county or municipal government in preparing and implementing comprehensive plans.

f. Preparing County and Municipal Implementation Plans.
Counties and municipalities should, in consultation with the Office of State Planning, ensure compatibility among master plans and the State Development and Redevelopment Plan within a reasonable period after its adoption. These implementation plans should be submitted to the State Planning Commission and to the appropriate county or municipalities for review and comment, and should include:

(1) the procedures to be used by the county or municipality in implementing the State Plan; and

(2) the schedule to be used by the county or municipality in implementing the State Plan; and
(3) a summary of the amendments to master plans, development regulations, and capital facilities programs contemplated by the county or municipality; and
(4) any decisions to not implement applicable provisions of the State Plan.

g. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 Tier One: Land Planning and Redevelopment: Land Banking

The New Jersey Department of Community Affairs, in cooperation with counties and municipalities, should provide sufficient funding and technical assistance for the establishment of local land banks. Counties and municipalities under the leadership of the New Jersey Department of Community Affairs should devise land bank programs in Tier One municipalities to allow for the more orderly redevelopment of those municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Land Banks.
The New Jersey Department of Community Affairs, in cooperation with other appropriate agencies and entities, should provide sufficient funding and technical assistance to counties and municipalities for the establishment of land banks by:
(1) creating a fund to assist counties and municipalities with land acquisition costs, and encouraging counties and municipalities to bank land acquired by condemnation or tax foreclosure for housing and housing-related purposes by providing funds for renovation, conversion, or relocation and clearance.
(2) making staff available to assist counties and municipalities in developing, implementing, and monitoring land banking programs to ensure that such programs achieve the objective of stabilizing land values and promoting orderly development and redevelopment;
(3) providing technical assistance grants and loans for studies, data collection and analyses, and establishing guidelines for the availability of such grants and loans.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Tier One: Land Planning and Redevelopment: Urban Recreation

The New Jersey Department of Environmental Protection, along with other appropriate State departments, should provide funding and technical assistance to counties and municipalities, to encourage the development and redevelopment of urban parks and waterfront areas for the needs of both current and projected populations.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Identifying Municipal Recreation and Public Open Space Needs.
Municipalities should provide through master plans, official maps, development ordinances, and capital facilities programs municipal public open space for recreation sufficient to:

(1) meet or exceed the greater of:'
   (a) 3% of the developed and developable land area within the municipality;
   (b) 8 acres per 1,000 population, current and projected, within the municipality;
(2) account for additional needs resulting from:
   (a) population density;
   (b) needs for open space;
   (c) needs for natural resource protection, including air, water, and biological resources;
   (d) needs for resource-based recreation and tourism;
   (e) differences among urban, suburban, and rural areas;
   (f) maintenance needs;
   (g) other local factors.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 Tier One: Land Planning and Redevelopment: Permit Streamlining

Municipalities should review local administrative procedures and land development regulations to ensure that reasonable development and redevelopment opportunities are not hampered by unnecessary and costly regulatory delays. Procedures recommended in the Model Site Development and Subdivision Ordinance Handbook, published by the New Jersey Department of Community Affairs, should be used as a guide.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
Municipalities should coordinate and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Encouraging Preapplication Review.
State departments, counties, and municipalities should provide opportunities for preapplication conferences, conceptual approvals, and the non-binding review of projects prior to their entry into the regulatory process.

d. Establishing Unified Permitting Procedures.
State, county and municipal agencies should establish unified permit application procedures which:
(1) provide a single entry and exit point for the applicant for the permitting process through a consolidated permit application;
(2) eliminate requirements that are confusing, overly restrictive, or otherwise duplicative, discourage applicants and undermine economic development policies;
(3) maintain a permit coordinator to provide technical assistance to permit applicants and review staff;
(4) enhance access to and knowledge of permitting requirements by distributing a weekly permit register and copies of permitting regulations to local and neighborhood development corporations and to economic development offices;
(5) provide for simultaneous processing or review of individual permits.

e. Fast-Tracking Approvals.
The State, counties, and municipalities should establish expedited processing of minor projects and actions through:
(1) general permit approvals;
(2) limited pre-approvals;
(3) suspension of regulatory requirements through enterprise zones and other mechanisms;
(4) packaging approved permits through coordinated public actions, such as processing site approvals through public development authorities.

f. Establishing Closing Deadlines.
State, county and municipal agencies should implement economic development projects at the earliest feasible time by:
(1) establishing closing dates for granting permits, approvals or financial assistance;
(2) developing a checklist of documents, approvals or permits required to implement projects;
(3) eliminating review procedures which are redundant.

g. Reviewing and Updating Land Use Ordinances.
Municipalities should encourage economic development by reviewing and updating land use ordinances, regulations and codes and eliminating requirements that are obsolete, conflicting, and ineffective.

h. Consolidating Regulations.
The State, counties, and municipalities should codify individual policies, regulations, and ordinances governing development into a single consolidated development regulation.

i. Coordinating Planning and Permitting Functions.
The State, counties, and municipalities should coordinate planning and regulatory interests by:
(1) ensuring a common policy basis for both planning and regulation;
(2) providing opportunities and procedures for consultation among overlapping interests, such as through project review committees;
(3) reorganizing or integrating planning and regulatory departments;
(4) incorporating dispute resolution between planning and permitting interests within the permit review process;
(5) coordinating review schedules and time limits.'

j. Improving Vertical Coordination.
The State, counties and municipalities should minimize duplication and conflicts among data and regulatory requirements among levels of government.

k. Minimizing Information Requirements.
The State, counties, and municipalities should minimize collection of data required for permits by:
(1) establishing and maintaining public data bases adequate for planning and permit decisionmaking;
(2) establishing well-defined objectives and performance standards to be satisfied by the permit application.

l. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.6 Tier One: Land Planning and Redevelopment: State Program Priorities

The appropriate State departments should review existing policies and programs that affect land planning and development in Tier One municipalities and place highest priority on the targetting of funds to Tier One municipalities. Such targetting should be consistent with the recommendations previously made by the New Jersey County and Municipal Government Study Commission and the Governor's Urban Affairs Cabinet Council.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Enhancing Municipal Capability.
Tier One municipalities should obtain State planning funds to establish or expand planning capacity, to the extent possible within the limitations of resources and contractual restrictions, by:
(1) training permanent, full-time professional staff;
(2) upgrading permanent, full-time professional staff;
(3) adding permanent, full-time professional staff;
(4) retaining short-term consultants for specialized professional and technical services;
(5) acquiring equipment and supplies necessary to enhance planning capability;
(6) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.7 <u>Tier One: Land Planning and Redevelopment: Mixed-Use Patterns of Development</u>

Municipalities should encourage, through their land use regulations, more mixed use patterns of development in appropriate locations.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Mixed Use Development.</u>
Municipalities should encourage mixed use patterns of development at appropriate locations by:
(1) reviewing present land use patterns, projecting future land use patterns, and identifying appropriate locations for mixed use development activities and for flexible zoning techniques;
(2) developing, in cooperation with State, county and other agencies, a mid-range plan for mixed use development areas;
(3) preparing a capital improvement plan and programs for design, construction, operation, and maintenance to assist mixed use development and redevelopment activities.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.8 Tier One: Land Planning and Redevelopment: Community Design

Municipalities, with funding and technical assistance from the New Jersey Department of Community Affairs, should prepare detailed community design plans and standards. Design criteria should permit mixed-uses where appropriate; provide for adequate public open spaces such as squares and parks to allow for social and recreational activity at the appropriate scale; and prescribe other more specific design standards. Community design should be used as a redevelopment tool with respect to Tier One municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Community Design Plans.
Municipalities should include a community design element in master plans, master plan elements, and development ordinances establishing objectives and providing flexible guidelines which:
(1) promotes compatibility with the density, scale and character of the surrounding community;
(2) protects environmental resources;
(3) provides for open space and recreation;
(4) enhances the linkage of pedestrian pathways;
(5) protects historic buildings and areas;
(6) preserves scenic vistas;
(7) lends special character to the area;
(8) provides unity through coherent and harmonious visual elements;
(9) provides variety through a richness and diversity of related objects;
(10) promotes vividness and distinction through contrasting elements.[1]

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1. Leonard Ortolano, Environmental Planning and Decisionmaking. 1984. N York: John Wiley and Sons. p. 323.

Policy 2.1 Tier One: Capital Facilities Financing and Development: Planning

Municipalities should devise and adopt a Six Year Capital Improvement Program as required by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et seq. This Capital Improvement Program should be related to a Local Infrastructure Needs Assessment. That Assessment should be reviewed by the Office of State Planning as part of its Statewide Infrastructure Needs Assessment.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans.
Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 <u>Tier One: Capital Facilities Financing and Development: Streamlining</u>

The appropriate State departments should review existing regulations, policies, and programs with respect to infrastructure that affect redevelopment activities in Tier One municipalities. The review should determine ways that restructuring and streamlining of those regulations, policies, and programs can be achieved to maximize county and municipal infrastructure maintenance and improvement efforts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Preapplication Review.</u>
State departments, counties, and municipalities should provide opportunities for preapplication conferences, conceptual approvals, and the non-binding review of projects prior to their entry into the regulatory process.

b. <u>Establishing Unified Permitting Procedures.</u>
State, county and municipal agencies should establish unified permit application procedures which:
(1) provide a single entry and exit point for the applicant for the permitting process through a consolidated permit application;
(2) eliminate requirements that are confusing, overly restrictive, or otherwise duplicative, discourage applicants and undermine economic development policies;
(3) maintain a permit coordinator to provide technical assistance to permit applicants and review staff;
(4) enhance access to and knowledge of permitting requirements by distributing a weekly permit register and copies of permitting regulations to local and neighborhood development corporations and to economic development offices;
(5) provide for simultaneous processing or review of individual permits.

c. <u>Fast-Tracking Approvals.</u>
The State, counties, and municipalities should establish expedited processing of minor projects and actions through:
(1) general permit approvals;
(2) limited pre-approvals;
(3) suspension of regulatory requirements through enterprise zones and other mechanisms;
(4) packaging approved permits through coordinated public actions, such as processing site approvals through public development authorities.

d. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Tier One: Capital Facilities Financing and Development: Infrastructure Financing Priorities -- Off-Tract

The appropriate State departments should provide the highest priority with respect to the development of off-tract capital facilities and services in Tier One municipalities after maintenance and repair responsibilities are met statewide. With respect to repairs and maintenance, Tier One municipalities should receive a higher priority than repairs and maintenance needs in other tiers. Infrastructure improvements should be funded by the public sector with private sector contributions kept to a minimum as inducement to develop in Tier One municipalities. State financial assistance should be used for the purchase of equipment necessary to maintain capital facilities and services in Tier One municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Public Funding for Off-Tract Improvements.
The State, counties, and municipalities should establish provisions for funding off-tract improvements in Tiers 1, 2, 3, and 4, with priority to Tier 1 communities.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 <u>Tier One: Capital Facilities Financing and Development: Infrastructure Financing Priorities -- On-Tract</u>

The appropriate State departments, in cooperation with counties and municipalities, may provide on-tract infrastructure support as an added inducement to Tier One redevelopment. Such support might be used for land acquisition, assembly, and site preparation.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.5 <u>Tier One: Capital Facilities Financing and Development: Redevelopment Tool</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should use capital facilities and services as a redevelopment tool, strategically providing such facilities and services to leverage private capital investment.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Establishing Strategic Investment Targets.</u>
State departments should establish strategic investment targets based on a focused development strategy using priorities established:
(1) in the State Development and Redevelopment Plan;
(2) in corridor region development plans and other regional development programs;
(3) with consideration to opportunities for public/private partnerships;
(4) in functional plans addressing statutory agency mandates.[2]

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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2. Office of State Planning, "Report of the Capital Facilities Technica Advisory Committee", July 1988. Technical Reference Document #88-37.

Policy 2.6 <u>Tier One: Capital Facilities Financing and Development: Open Space Acquisition and Recreational Development</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should prioritize the acquisition and development of existing open space for active or passive public recreational use. Counties and municipalities should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 <u>Tier One: Economic Redevelopment: Comprehensive Planning</u>

The appropriate State departments should promote and support professionally-staffed economic redevelopment offices in Redeveloping Cities and Suburbs to coordinate economic redevelopment functions including the following: preparation of local economic redevelopment plans and programs; assistance with local economic redevelopment review procedures; coordination of State and Federal agency activities; maintenance of available commercial bulletins; conducting business surveys and retention studies; and publication of general information kits and newsletters to improve public image.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining Technical and Financial Assistance Programs.</u> The appropriate State agencies should provide technical assistance to economic development offices by:
   (1) developing a program or programs to make grants and loans available to economic development offices for operational, training, and capital expenses;
   (2) providing staff assistance to economic development offices upon request;
   (3) assisting counties and municipalities lacking economic development offices in establishing such offices.

b. <u>Coordinating Economic Development Activities.</u> County and municipal economic development offices should coordinate their economic development activities and policies at all levels of government by:
   (1) making studies, surveys, plans, data and other material and information created or gathered for economic development purposes available to each other and to the appropriate State agencies;
   (2) attending organization meetings and informational sessions of other economic development offices;
   (3) working in cooperation with each other to develop economic development strategies which will benefit the municipality, the county, and the State.

c. <u>Assessing the Effectiveness of Existing Legislation.</u> The appropriate State agencies should review and amend existing economic development legislation to:
   (1) establish permanent funding at the State or local level for economic development offices;
   (2) grant economic development offices and State economic development agencies sufficient powers to ensure that they are able to effectively develop and implement economic development strategies and policies;
   (3) ensure that economic development legislation is consistent.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.2 Tier One: Economic Redevelopment: Certified Programs

The New Jersey Department of Commerce, Energy and Economic Development should establish a model "Economic Redevelopment Program" and certify municipalities based upon their creation of local programs in conformance with State policies and guidelines. Certified municipalities would then receive a higher priority in funding and technical assistance than other Tier One municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Certifying Economic Redevelopment Programs.
Tier One Redeveloping Cities and Suburbs should establish and maintain economic development offices which coordinate the following economic development functions to a level of service certified by appropriate State departments to be eligible for increased State technical and financial assistance for business identification and retention:
(1) preparation of a local economic development program;
(2) assistance with local economic development review procedures;
(3) coordination with state and federal economic development agencies;
(4) maintenance of available space bulletins;
(5) publication of general information kits and newsletters to improve public image;
(6) conducting business retention studies;
(7) conducting job fairs;
(8) monitoring the local business community;
(9) providing "one-stop" permitting assistance;
(10) providing crime prevention assistance;
(11) providing capital facilities improvements;
(12) conducting employment matching strategies.

b. Maintaining an Inventory of Vacant Developable and Redevelopable Land.
Municipalities should conduct an annual survey of vacant developable and redevelopable land, and report the results to counties and appropriate State departments.

c. Marketing Economic Development Opportunities.
Municipalities should establish and maintain a publicly funded and supported marketing program.

d. Providing Fiscal Incentives for Economic Development.
Tier One Redeveloping Cities and Suburbs, in conjunction with local and neighborhood development corporations, should identify priority areas pursuant to criteria detailed in a certified municipal development program, and concentrate the use of available fiscal incentives, such as tax incentives, in these areas to stimulate economic revitalization.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.3 <u>Tier One: Economic Redevelopment: State Department Facilities</u>

State departments should locate appropriate State government facilities in Redeveloping Cities and Suburbs. Such facilities should serve as anchors for redevelopment. Payments in lieu of taxes should be made to local municipalities. Highest priority with respect to these facilities should be given to "Urban Centers" municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Locating State Facilities in Older Cities.</u>
The State should maintain a policy to locate the following in Tier 1 communities:
(1) State offices;
(2) hospitals;
(3) educational facilities;
(4) transit centers;
(5) marine terminals.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.4 Tier One: Economic Redevelopment: Cultural Facilities

The State departments should locate, when feasible, major cultural facilities in Tier One municipalities. Such facilities include regional and statewide libraries, museums, and performing arts centers. Priority with respect to these facilities should be given to "Urban Centers" municipalities.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.5 Tier One: Economic Redevelopment: Permit Streamlining

Municipalities should review local administrative procedures with respect to economic redevelopment to ensure that reasonable economic redevelopment opportunities are not hampered by unnecessary and costly regulatory delays.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
Municipalities should coordinate and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.6 <u>Tier One: Economic Redevelopment: State Program Priorities</u>

The appropriate State departments, in cooperation with counties and municipalities, should review existing policies and programs that affect economic redevelopment in Tier One municipalities and place highest priority on the targetting of funds to these municipalities. State departments may reduce economic redevelopment expenses to the private sector through such financial incentives as infrastructure improvements, land write-downs, fee waivers, mortgage subsidies, tax benefits, and job training programs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.7 <u>Tier One: Economic Redevelopment: Mixed-Use Developments</u>

Municipalities should encourage, through their economic redevelopment programming and land use regulations, more mixed use patterns of development at appropriate locations.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Mixed Use Development.</u>
Municipalities should encourage mixed use patterns of development at appropriate locations by:
(1) reviewing present land use patterns, projecting future land use patterns, and identifying appropriate locations for mixed use development activities and for flexible zoning techniques;
(2) developing, in cooperation with State, county and other agencies, a mid-range plan for mixed use development areas;
(3) preparing a capital improvement plan and programs for design, construction, operation, and maintenance to assist mixed use development and redevelopment activities.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.8 <u>Tier One: Economic Redevelopment: Adaptive Reuse</u>

Municipalities should tailor local land use regulations to accommodate the conversion of older, formerly single-occupant industrial complexes to smaller multi-tenanted operations and residential uses where appropriate. They should make the necessary changes to local land use regulations with respect to lot sizes, bulk, and parking requirements.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.9 <u>Tier One: Economic Redevelopment: Neighborhood Targetting</u>

The New Jersey Department of Commerce, Energy and Economic Development, the New Jersey Department of Community Affairs, and other appropriate State departments, counties and municipalities should designate neighborhood strategy areas and target economic redevelopment through financial and technical assistance to those neighborhoods.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Designating Neighborhood Strategy Areas.</u>
Municipalities, in consultation with counties and appropriate State departments, should designate neighborhood strategy areas on the following basis:
(1) recognizable neighborhood boundaries;
(2) high percentage of low and moderate income residents;
(3) high degree of vacant or abandoned commercial and industrial structures;
(4) high percentage of unemployment among neighborhood residents;
(5) significant redevelopment potential based on:
(a) available land or buildings for expansion of businesses;
(b) potential labor force;
(c) suitability of infrastructure to support commercial and industrial ventures;
(d) availability of markets for products.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.10 Tier One: Economic Redevelopment: Local Development Corporations

The New Jersey Urban Development Corporation, in cooperation with counties and municipalities, should devise a policy to maximize the use of local and neighborhood development corporations as a means of attracting funding from public and private sources for economic redevelopment activities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maximizing the Use of Local and Neighborhood Development Corporations.
The New Jersey Urban Development Corporation, counties and municipalities should maximize the use of local and neighborhood development corporations by:
(1) providing technical assistance in the form of staff support and grants and loans for the formation of local and neighborhood development corporations;
(2) developing a program to provide continuous technical and financial assistance to such entities;
(3) coordinating their economic development activities with local and neighborhood development corporations, including providing financial assistance or other forms of participation which will attract private funding sources and encourage the formation of public/private partnerships;
(4) utilizing local and neighborhood development corporations as a liaison to administer and implement economic development programs and to carry out Statewide economic development objectives and policies.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.1 <u>Tier One: Housing Redevelopment: Planning</u>

Counties and municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs and the Office of State Planning, should plan a comprehensive housing program which will encourage the provision of a wide range of housing choices at reasonable cost. These plans should be submitted to the Office of State Planning so that they may be included as part of the Office of State Planning's Annual Housing Review and serve as the housing element in the municipality's Master Plan pursuant to the New Jersey Municipal Land Use Law N.J.S.A. 52:27D-310.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.2 <u>Tier One: Housing Redevelopment: Permit Streamlining</u>

State departments involved in the permitting of any aspect of housing redevelopment, along with counties and municipalities, should streamline the permitting process and thereby reduce unnecessary and costly delays to redevelopment. Successful efforts in this regard should be reported to the Office of State Planning so that they may be included as part of the Office of State Planning's Annual Housing Review.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Streamlining Permitting Procedures.</u>
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. <u>Reporting Successful Efforts.</u>
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.3 Tier One: Housing Redevelopment: Code Enforcement

Municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should establish and maintain a vigorous code enforcement program to ensure the preservation of the existing housing stock. Municipal property maintenance codes should be based on a model property maintenance code promulgated by the New Jersey Department of Community Affairs. Code Enforcement should be connected to housing rehabilitation, with funding programs to provide both regulatory disincentives and financial incentives to maintain and improve the existing housing stock.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.4 <u>Tier One: Housing Redevelopment: Design Standards</u>

Municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should plan for improved housing design. Municipalities should devise and/or amend existing land use regulations and housing codes to include housing design standards.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.5 <u>Tier One: Housing Redevelopment: Public Housing</u>

The New Jersey Department of Community Affairs, in cooperation with local housing authorities, counties and municipalities and with federal assistance, should provide financial and technical assistance for the improvement and maintenance of public housing which serves the least advantaged segments of the housing market in Tier One municipalities.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.6 <u>Tier One: Housing Redevelopment: Affordable Housing</u>

Municipalities should cooperate with the Council on Affordable Housing in meeting their housing needs allocations and in encouraging the use of Regional Contribution Agreements in order to supplement the supply of affordable housing in Tier One municipalities.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.7 <u>Tier One: Housing Redevelopment: Housing Subsidies</u>

The New Jersey Department of Community Affairs, in cooperation with counties and municipalities and with Federal assistance, should provide financial incentives to encourage the development and rehabilitation of low amd moderate income housing in Tier One municipalities. Such incentives should include land leasing, land write-downs, tax abatements, infrastructure improvements, subsidized financing, and regulatory flexibility including such devices as density bonuses.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.8 <u>Tier One: Housing Redevelopment: Housing Enterprise Zones</u>

The New Jersey Department of Community Affairs in cooperation with municipalities should designate and support housing enterprise zones. This program would be modeled after existing Urban Enterprise Zones, extending those benefits to housing developers by creating new tax and financial incentives for production within targetted areas. These zones should encourage a range of housing choices within targetted areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.9 <u>Tier One: Housing Redevelopment: A Reasonable Mix of Land Uses</u>

Municipalities should review and amend their land use ordinances and plans to ensure a reasonable balance amongst various land uses so that lands zoned for industrial and commercial use do not exceed reasonable expectations of demand for such uses and so that adequate lands are available to satisfy the anticipated demand for residential housing.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.10 Tier One: Housing Redevelopment: Community Development

The New Jersey Department of Community Affairs should require municipalities to devise a community development strategy which targets housing programs to designated neighborhoods and weaves these policies with community services, economic development and job training, education, and public safety efforts. Municipal eligibility for New Jersey Department of Community Affairs housing subsidies should depend on the existence of a comprehensive community development program.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.11 Tier One: Housing Redevelopment: Redevelopment without Displacement

Municipalities engaged in redevelopment should make reasonable efforts to minimize displacement effects which may be attributed to those redevelopment activities whether publicly or privately funded.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Rehabilitating Existing Units.
The appropriate State agencies, counties and municipalities should maintain funds to assist in the rehabilitation of existing units. If rehabilitation is so extensive that a unit may not be occupied during renovation, temporary or permanent residences should be provided within the same municipality or county.

b. Postponing Demolition.
The appropriate State departments, counties and municipalities should postpone demolition of housing for redevelopment involving public funds until units of the same income level are available for displaced individuals and families.

c. Establishing Priorities for Occupancy.
The appropriate State departments, counties and municipalities should grant displaced residents of the municipality first priority in occupying new affordable housing units.

d. Assessing Relocation Costs with Impact-Associated Costs of Development.
Municipalities should include the costs of relocation in the impact-associated costs assessed to public and private development and redevelopment.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.12 Tier One: Housing Redevelopment: Housing Linkage

Municipalities, with assistance from counties and the New Jersey Department of Community Affairs, should identify relationships between industrial and commercial redevelopment projects and the housing needs those projects are likely to generate. Those projects should be expected to incur an obligation to provide for a reasonable portion of that housing need where market conditions in Tier One municipalities make such linkages feasible.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.13 Tier One: Housing Redevelopment: Non-Profit Developers

The New Jersey Department of Community Affairs, other appropriate State departments, counties and municipalities should support the development of non-profit housing for low and moderate income groups, the elderly, the disabled, and the homeless, through funding and technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.1 <u>Tier One: Transportation: Planning</u>

The New Jersey Department of Transportation, with other appropriate State departments, counties, and municipalities, should ensure that transportation planning is effectively accomplished with respect to municipal, county, regional and statewide plans. The planning should account for existing and anticipated land uses, traffic demands, and regional concerns. Transportation planning should consider the redevelopment objectives with respect to Tier One municipalities among its goals.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Preparing Transportation Master Plans.</u>
Counties and municipalities should prepare Transportation Master Plans including the following:
(1) a study area consisting of an entire municipality, or group of municipalities if the perceived transportation problem is regional; and
(2) a detailed analysis of existing conditions including but not limited to:
(a) traffic volumes; and
(b) intersection conditions, specifically accident history, traffic controls and levels-of-service; and
(c) road link conditions, specifically accident history, traffic controls and levels-of-service; and
(d) pedestrian and bikeway systems, specifically accident history, modal interfaces, and capacity; and
(e) public transportation facilities including carpool and van pool staging areas specifically reviews of routes, schedules, system capacity as well as facility condition and utilization; and
(3) estimates of future demands on the road and transit network using standard transportation modeling techniques involving trip generation, trip distribution, modal split and network assignment analysis; and

(4) level-of-service standards for certain areas or intersections so that traffic flow can be considered acceptable. Different standards can be set for different parts of the community. When the Master Plan is developed, the level of improvement and resultant traffic flow with its identified improvement or deterioration should be judged and evaluated; and

(5) selection of desired implementation plan that leads development including mechanisms for implementation, systems to monitor plan effectiveness and schedules to reevaluate the transportation system.

b. Analyzing Demands Based on Future Land Use.
Each municipality should consider the future land use within its jurisdiction and test the capacity of the transportation systems ability to meet the future demands based on existing zoning allowances.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.2 <u>Tier One: Transportation: Highway Linkages</u>

The New Jersey Department of Transportation, in cooperation with counties and municipalities, should ensure that Tier One municipalities are sufficiently linked with major highway and public transportation corridors throughout the region and the State by emphasizing a comprehensive transportation strategy.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.3 Tier One: Transportation: Public Transportation Services

The New Jersey Department of Transportation, along with other appropriate State departments, counties and municipalities, should ensure that Tier One municipalities receive priority funding to maintain and improve public transportation services. Priority in funding in this regard should be given to Urban Centers.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Promoting Public Transportation Services.
Municipalities should target redevelopment efforts to areas with improved and convenient access to public transportation from existing revitalized areas.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.4 <u>Tier One: Transportation: Parking Management</u>

The Department of Transportation, other appropriate State departments, counties and municipalities should devise compatible parking management strategies to encourage the use of public transportation in Tier One municipalities. In particular, access to commuter rail services should be enhanced wherever feasible through the use of adequate parking facilities at station sites.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Establishing Parking Management Strategies.</u>
The State, counties, and municipalities should devise compatible parking management strategies to encourage the use of public transportation (including car, van-pooling and fixed route service). Access to commuter rail and bus services and commuter carpools and vanpools should be enhanced through the use of adequate parking facilities which minimize land consumption (such as parking decks) wherever appropriate and feasible, particularly:
(1) at station sites; and
(2) along heavily travelled and congested highway corridors.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 6.1 <u>Tier One: Human Development: Public Assistance</u>

The New Jersey Department of Human Services should fund meaningful public assistance reform to end the intergenerational cycle of welfare dependency. Public Assistance grants may need to be increased. Reform should be related to education and job training programs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 6.2 <u>Tier One: Human Development: Health</u>

The New Jersey Department of Health, in cooperation with counties and municipalities, should provide the necessary health facilities and services to improve the health care delivery systems affecting the residents of Tier One municipalities. Priority in this regard should be given to Urban Centers.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 6.3 <u>Tier One: Human Development: Education</u>

The New Jersey Department of Education, in cooperation with local school boards, should fully fund public schools in accordance with the provisions of the public school laws of the State of New Jersey. Furthermore, educational programs that serve to meet the State's constitutional, statutory, and regulatory mandates to provide New Jersey citizens with a thorough and efficient education should be devised, funded and implemented. Priority in this regard should be given to Urban Centers.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 6.4 Tier One: Human Development: Employment Training

The New Jersey Department of Labor, in cooperation with counties and municipalities, should provide a full array of employment and training services, including adult remedial basic education, job training, and job search programs. These programs should be targetted to the welfare-dependent population and tied to meaningful welfare reform. Job training and subsidized employment may also be provided to people who may not be welfare-dependent, but who have been unemployed for extended periods of time because of their lack of job skills or occupational handicaps. Priority in this regard should be given to Urban Centers.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 6.5 <u>Tier One: Human Development: Supportive Services</u>

The State should fund and develop services and programs necessary to support those entering the labor market, often for the first time and at low pay. Such support structures include provision for day care facilities and transportation services.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 7.1 <u>Tier One: Public Safety: Crime Prevention</u>

The appropriate State departments, counties and municipalities should develop and fully fund programs designed to improve public safety and prevent crime. Existing programs, such as the Safe and Clean Streets Act, should be targetted to Urban Centers.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Tier 2: Stable Cities and Suburbs

General Description:

These cities and suburbs include many of the established and attractive communities where New Jerseyans most want to live and work. These municipalities do not experience the fiscal distress associated with Tier One municipalities. They tend to be almost developed, growing less rapidly than newer municipalities on the metropolitan periphery. Stable Cities and Suburbs are in proximity to Tier One municipalities.

Tier Delineation Criteria:

The boundary of Stable Cities and Suburbs shall define an area which satisfies criteria 1, 2, and 3 below:

1. The municipality in which the area is located is within the bottom two-thirds of all municipalities on the New Jersey Office of Management and Budget Municipal Distress List (August 1988);
2. The area includes resident populations, together with neighboring non-residential development, corresponding to an average residential population density of 1,000 or more persons per square mile;
3. The area is adjacent to an area in a neighboring municipality classified as Redeveloping Cities and Suburbs (Tier 1) or Stable Cities and Suburbs (Tier 2).

Management Policies and Guidelines:

In addition to the tier policies, Statewide policies and Regional Design System Policies are also applicable within the tier.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

Policy 1.1 Tier Two: Land Planning and Development: Comprehensive Planning

The Office of State Planning, in cooperation with the New Jersey Department of Community Affairs, counties and municipalities should establish and maintain appropriate professional capability to formulate and implement development and redevelopment activities. This improved planning capability should be encouraged through personnel sharing and the provision of financial and technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Upgrading County and Municipal Capability.
Counties and municipalities should provide adequate funds to planning agencies to establish or expand planning capability by:
(1) training citizen planning officials; and
(2) training permanent, full-time professional staff; and
(3) upgrading permanent, full-time professional staff; and
(4) adding permanent, full-time professional staff; and
(5) retaining short-term consultants for specialized professional and technical services; and
(6) acquiring equipment and supplies necessary to enhance planning capability; and
(7) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

b. Upgrading Planning Capability in Developing and Redeveloping Counties and Municipalities.
Counties and municipalities should upgrade capability for long-range (15 to 20 year horizon), comprehensive planning where significant increase in development and/or redevelopment activity is anticipated within three years.

c. Providing County Planning Services to Municipalities.
Counties should make comprehensive planning services and associated functional planning services available to municipalities within their jurisdiction on a cost-sharing basis.

d. Sharing Personnel.
Counties and municipalities should establish interpersonnel agreements with appropriate State functional agencies as needed to obtain State professional and technical personnel on a short-term basis with expertise to support comprehensive, long-range (15 to 20 year horizon) planning programs.

e. Preparing and Acquiring Technical Publications.
Counties and municipalities should obtain technical publications prepared by State functional agencies that may be used to support comprehensive, long-range (15 to 20 year horizon) planning programs.

f. Training Professional Planning Staff.
Counties and municipalities should require, and provide adequate funding for, training on a routine basis for professional staff to planning boards, zoning boards, governing bodies, and other boards and commissions associated with comprehensive, long-range planning. Training programs should include one or more of the following:
(1) annual county workshops; or
(2) attendance at planning conferences and seminars; or
(3) continuing education courses at accredited schools of planning.

g. Organizing and Leading Training Activities.
State agencies, counties, and municipalities should encourage board members and professional staff to organize and lead workshops, seminars, and other training activities in coordination with appropriate governmental and professional associations and educational institutions.

h. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 Tier Two: Land Planning and Development: Redevelopment/Infill Planning

Municipalities should address Redevelopment/Infill as part of an updated master plan including prioritizing and mapping potential redevelopment and infill sites and projects. This updated master plan should become the basis for planning, timing and sequencing specific redevelopment and infill proposals.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Planning and Prioritizing Potential Redevelopment and Infill Sites.
Municipalities should include the following information in a Redevelopment/Infill Plan element to the municipal master plan:
(1) an inventory of abandoned, neglected, and tax delinquent properties; and
(2) a land value analysis; and
(3) an evaluation of zoning, environmental and other regulatory constraints on the redevelopment and infill development process; and
(4) a redevelopment/infill development market analysis; and
(5) an inventory and analysis of relevant government programming and private funding sources related to redevelopment and infill development; and
(6) an analysis of unique local redevelopment and infill development opportunities; and
(7) an analysis of existing and potential "hot spots" of redevelopment and infill development activity.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 <u>Tier Two: Land Planning and Development: Land Banking</u>

The appropriate State departments, in cooperation with counties and municipalities, should provide sufficient funding and technical assistance for the establishment of local land banks. Counties and municipalities under the leadership of the New Jersey Department of Community Affairs, should devise land bank programs in Tier Two municipalities to stabilize land values and allow for more orderly development and redevelopment in those municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Establishing Land Banks.</u>
The New Jersey Department of Community Affairs, in cooperation with other appropriate agencies and entities, should provide sufficient funding and technical assistance to counties and municipalities for the establishment of land banks by:
(1) creating a fund to assist counties and municipalities with land acquisition costs, and encouraging counties and municipalities to bank land acquired by condemnation or tax foreclosure for housing and housing-related purposes by providing funds for renovation, conversion, or relocation and clearance.
(2) making staff available to assist counties and municipalities in developing, implementing, and monitoring land banking programs to ensure that such programs achieve the objective of stabilizing land values and promoting orderly development and redevelopment;
(3) providing technical assistance grants and loans for studies, data collection and analyses, and establishing guidelines for the availability of such grants and loans.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Tier Two: Land Planning and Development: Permit Streamlining

Municipalities should review local administrative procedures and land development regulations to ensure that reasonable development and redevelopment opportunities are not hampered by unnecessary and costly regulatory delays. Procedures recommended in the Model Site Development and Subdivision Ordinance Handbook, published by the New Jersey Department of Community Affairs, should be used as a guide.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
Municipalities should coordinate and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Encouraging Preapplication Review.
State departments, counties, and municipalities should provide opportunities for preapplication conferences, conceptual approvals, and the non-binding review of projects prior to their entry into the regulatory process.

d. Establishing Unified Permitting Procedures.
State, county and municipal agencies should establish unified permit application procedures which:
(1) provide a single entry and exit point for the applicant for the permitting process through a consolidated permit application;
(2) eliminate requirements that are confusing, overly restrictive, or otherwise duplicative, discourage applicants and undermine economic development policies;
(3) maintain a permit coordinator to provide technical assistance to permit applicants and review staff;
(4) enhance access to and knowledge of permitting requirements by distributing a weekly permit register and copies of permitting regulations to local and neighborhood development corporations and to economic development offices;
(5) provide for simultaneous processing or review of individual permits.

e. Fast-Tracking Approvals.
The State, counties, and municipalities should establish expedited processing of minor projects and actions through:
(1) general permit approvals;
(2) limited pre-approvals;
(3) suspension of regulatory requirements through enterprise zones and other mechanisms;
(4) packaging approved permits through coordinated public actions, such as processing site approvals through public development authorities.

f. Establishing Closing Deadlines.
State, county and municipal agencies should implement economic development projects at the earliest feasible time by:
(1) establishing closing dates for granting permits, approvals or financial assistance;
(2) developing a checklist of documents, approvals or permits required to implement projects;
(3) eliminating review procedures which are redundant.

g. Reviewing and Updating Land Use Ordinances.
Municipalities should encourage economic development by reviewing and updating land use ordinances, regulations and codes and eliminating requirements that are obsolete, conflicting, and ineffective.

h. Consolidating Regulations.
The State, counties, and municipalities should codify individual policies, regulations, and ordinances governing development into a single consolidated development regulation.

i. Coordinating Planning and Permitting Functions.
The State, counties, and municipalities should coordinate planning and regulatory interests by:
(1) ensuring a common policy basis for both planning and regulation;
(2) providing opportunities and procedures for consultation among overlapping interests, such as through project review committees;
(3) reorganizing or integrating planning and regulatory departments;
(4) incorporating dispute resolution between planning and permitting interests within the permit review process;
(5) coordinating review schedules and time limits.'

j. Improving Vertical Coordination.
The State, counties and municipalities should minimize duplication and conflicts among data and regulatory requirements among levels of government.

k. Minimizing Information Requirements.
The State, counties, and municipalities should minimize collection of data required for permits by:
(1) establishing and maintaining public data bases adequate for planning and permit decisionmaking;
(2) establishing well-defined objectives and performance standards to be satisfied by the permit application.

l. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 Tier Two: Land Planning and Development: Mixed-Use Patterns of Development

Municipalities should encourage mixed-use patterns of development at appropriate locations through their land use regulations. Municipalities should also review and amend their land use ordinances and plans to ensure a reasonable balance amongst various land uses so that lands zoned for industrial and commercial uses do not exceed reasonable expectations of demand for such uses and adequate lands are available to satisfy the anticipated demand for residential housing.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Encouraging Mixed Use Development.
Municipalities should encourage mixed use patterns of development at appropriate locations by:
(1) reviewing present land use patterns, projecting future land use patterns, and identifying appropriate locations for mixed use development activities and for flexible zoning techniques;
(2) developing, in cooperation with State, county and other agencies, a mid-range plan for mixed use development areas;
(3) preparing a capital improvement plan and programs for design, construction, operation, and maintenance to assist mixed use development and redevelopment activities.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.6 Tier Two: Land Planning and Development: Community Design

Municipalities, with funding and technical assistance from the New Jersey Department of Community Affairs, should prepare detailed community design plans and standards. Design criteria should permit mixed-uses where appropriate; provide for adequate public open space such as squares and parks to allow for social and recreational activity at the appropriate scale; and prescribe more specific design standards. Community design plans and standards should be used to maintain and enhance community character and the quality of life in Tier Two municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Community Design Plans.
Municipalities should include a community design element in master plans, master plan elements, and development ordinances establishing objectives and providing flexible guidelines which:
(1) promotes compatibility with the density, scale and character of the surrounding community;
(2) protects environmental resources;
(3) provides for open space and recreation;
(4) enhances the linkage of pedestrian pathways;
(5) protects historic buildings and areas;
(6) preserves scenic vistas;
(7) lends special character to the area;
(8) provides unity through coherent and harmonious visual elements;
(9) provides variety through a richness and diversity of related objects;
(10) promotes vividness and distinction through contrasting elements.[3]

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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3. Leonard Ortolano, Environmental Planning and Decisionmaking. 1984. N York: John Wiley and Sons. p. 323.

Policy 2.1 Tier Two: Capital Facilities Financing and Development: Planning

Municipalities should devise and adopt a Six Year Capital Improvement Program as required by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et seq. This Capital Improvement Program should be related to a Local Infrastructure Needs Assessment. That Assessment should be reviewed by the Office of State Planning as part of its Statewide Infrastructure Needs Assessment, pursuant to the New Jersey State Planning Act, N.J.S.A. 52:18A-199(b).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans.
Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 <u>Tier Two: Capital Facilities Financing and Development: Streamlining</u>

The appropriate State departments should review existing regulations, policies, and programs with respect to infrastructure that affect development and redevelopment activities in Tier Two municipalities. The review should determine ways that restructuring and streamlining regulations, policies, and programs can be achieved to maximize county and municipal infrastructure maintenance and improvement efforts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Preapplication Review.</u>
State departments, counties, and municipalities should provide opportunities for preapplication conferences, conceptual approvals, and the non-binding review of projects prior to their entry into the regulatory process.

b. <u>Establishing Unified Permitting Procedures.</u>
State, county and municipal agencies should establish unified permit application procedures which:
(1) provide a single entry and exit point for the applicant for the permitting process through a consolidated permit application;
(2) eliminate requirements that are confusing, overly restrictive, or otherwise duplicative, discourage applicants and undermine economic development policies;
(3) maintain a permit coordinator to provide technical assistance to permit applicants and review staff;
(4) enhance access to and knowledge of permitting requirements by distributing a weekly permit register and copies of permitting regulations to local and neighborhood development corporations and to economic development offices;
(5) provide for simultaneous processing or review of individual permits.

c. <u>Fast-Tracking Approvals.</u>
The State, counties, and municipalities should establish expedited processing of minor projects and actions through:
(1) general permit approvals;
(2) limited pre-approvals;
(3) suspension of regulatory requirements through enterprise zones and other mechanisms;
(4) packaging approved permits through coordinated public actions, such as processing site approvals through public development authorities.

d. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 <u>Tier Two: Capital Facilities Financing and Development: Infrastructure Financing Priorities -- Off-Tract</u>

The appropriate State departments should provide support for off-tract capital facilities in partnership with county and municipal governments and the private sector in Tier Two municipalities. The private sector should pay its fair share. State funding for the support of such facilities and services should have lesser priority than for Tier One municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Providing Public Funding for Off-Tract Improvements.</u>
The State, counties, and municipalities should establish provisions for funding off-tract improvements in Tiers 1, 2, 3, and 4, with priority to Tier 1 communities.

b. <u>Establishing Public/Private Partnerships for Off-Tract Improvements.</u>
The State, counties, and municipalities should establish programs for sharing costs with the private sector for off-tract improvements in Tiers 2, 3, and 4 as follows:
(1) Off-tract improvements needed to serve existing deficiencies for existing development should be provided by the public sector;
(2) Off-tract improvements needed to serve state or regional needs should be provided by the public sector;
(3) Off-tract improvements reasonably related to needs generated by new development should be provided by the private sector to ensure that public revenues derived from the development are sufficient to provide for capital facilities and services required to maintain and operate facilities and services needed to support the development.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 <u>Tier Two: Capital Facilities Financing and Development: Infrastructure Financing Priorities -- On-Tract</u>

The State, county, and municipalities should not provide support for on-tract capital facilities. These facilities should be provided by the private sector.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.5 Tier Two: Capital Facilities Financing and Development: Development/Redevelopment Tool

Counties and municipalities, with funding assistance from the appropriate State departments, should use capital facilities and service programs as an infill development and redevelopment tool, strategically providing such facilities and services to leverage private capital investment.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Strategic Investment Targets.
State departments should establish strategic investment targets based on a focused development strategy using priorities established:
(1) in the State Development and Redevelopment Plan;
(2) in corridor region development plans and other regional development programs;
(3) with consideration to opportunities for public/private partnerships;
(4) in functional plans addressing statutory agency mandates.[4]

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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4. Office of State Planning, "Report of the Capital Facilities Technica Advisory Committee", July 1988. Technical Reference Document #88-37.

Policy 2.6 <u>Tier Two: Capital Facilities Financing and Development: Open Space Acquisition and Recreational Development</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should prioritize the acquisition and development of existing open space for active or passive public recreational use. Counties and municipalities should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 Tier Two: Economic Development: Comprehensive Planning

The appropriate State departments, with the cooperation of counties, should promote and support professionally-staffed economic development offices on a regional or county basis to coordinate economic development functions. Those functions include the following: preparation of local economic development plans and programs; assistance with local economic development review procedures; coordination of State and Federal agency activities; maintenance of available space bulletins; conduct of business surveys and retention studies; and publication of general information kits and newsletters to improve public imaging.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Technical and Financial Assistance Programs. The appropriate State agencies should provide technical assistance to economic development offices by:
   (1) developing a program or programs to make grants and loans available to economic development offices for operational, training, and capital expenses;
   (2) providing staff assistance to economic development offices upon request;
   (3) assisting counties and municipalities lacking economic development offices in establishing such offices.

b. Coordinating Economic Development Activities. County and municipal economic development offices should coordinate their economic development activities and policies at all levels of government by:
   (1) making studies, surveys, plans, data and other material and information created or gathered for economic development purposes available to each other and to the appropriate State agencies;
   (2) attending organization meetings and informational sessions of other economic development offices;
   (3) working in cooperation with each other to develop economic development strategies which will benefit the municipality, the county, and the State.

c. Assessing the Effectiveness of Existing Legislation.
The appropriate State agencies should review and amend existing economic development legislation to:

(1) establish permanent funding at the State or local level for economic development offices;
(2) grant economic development offices and State economic development agencies sufficient powers to ensure that they are able to effectively develop and implement economic development strategies and policies;
(3) ensure that economic development legislation is consistent.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.2 <u>Tier Two: Economic Development: Permit Streamlining</u>

State departments involved in the permitting of any aspect of economic development and redevelopment, as well as counties and municipalities, should review administrative procedures to ensure that reasonable economic development and redevelopment opportunities are not hampered by unnecessary and costly regulatory delays.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Streamlining Permitting Procedures.</u>
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. <u>Reporting Successful Efforts.</u>
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.3 <u>Tier Two: Economic Development: Mixed Use Developments</u>

Municipalities should encourage, through their economic development programming and land use regulations, mixed use patterns of development at appropriate locations. Innovative public/private partnerships should be encouraged to develop these projects.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Encouraging Mixed Use Development.</u>
Municipalities should encourage mixed use patterns of development at appropriate locations by:
(1) reviewing present land use patterns, projecting future land use patterns, and identifying appropriate locations for mixed use development activities and for flexible zoning techniques;
(2) developing, in cooperation with State, county and other agencies, a mid-range plan for mixed use development areas;
(3) preparing a capital improvement plan and programs for design, construction, operation, and maintenance to assist mixed use development and redevelopment activities.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.4 <u>Tier Two: Economic Development: Neighborhood Targetting</u>

The New Jersey Department of Commerce, Energy, and Economic Development, the New Jersey Department of Community Affairs, and other appropriate State departments, counties and municipalities, should designate neighborhood strategy areas to target economic development and redevelopment in order to maximize program effectiveness.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Designating Neighborhood Strategy Areas.</u>
Municipalities, in consultation with counties and appropriate State departments, should designate neighborhood strategy areas on the following basis:
(1) recognizable neighborhood boundaries;
(2) high percentage of low and moderate income residents;
(3) high degree of vacant or abandoned commercial and industrial structures;
(4) high percentage of unemployment among neighborhood residents;
(5) significant redevelopment potential based on:
(a) available land or buildings for expansion of businesses;
(b) potential labor force;
(c) suitability of infrastructure to support commercial and industrial ventures;
(d) availability of markets for products.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.1 <u>Tier Two: Housing Development/Redevelopment: Planning</u>

Counties and municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should plan a comprehensive housing program which will encourage the provision of a wide range of housing choices at reasonable cost. These plans should be submitted to the Office of State Planning so that they may be included as part of the Office of State Planning's Annual Housing Review and serve as the Housing element in municipal master plans pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 52:27D-310.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.2 Tier Two: Housing Development/Redevelopment: Permit Streamlining

State departments involved in the permitting of any aspect of housing development and redevelopment, counties, and municipalities, should streamline the permitting process to reduce unnecessary, costly delays to development and redevelopment. Successful efforts in this regard should be reported to the Office of State Planning so that they may be included as part of the Office of State Planning's Annual Housing Review.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.3 Tier Two: Housing Development/Redevelopment: Code Enforcement

Municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should establish and maintain vigorous code enforcement programs to ensure the preservation of the existing housing stock. Municipal property maintenance codes should be based on a model property maintenance code published by the New Jersey Department of Community Affairs. Code enforcement should be connected to housing rehabilitation funding programs to provide both regulatory disincentives and financial incentives to maintain and improve the existing housing stock.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.4 <u>Tier Two: Housing Development/Redevelopment: Design Standards</u>

Municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should plan for improved housing design. Municipalities should devise and/or amend existing land use regulations and housing codes to include housing design standards.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.5 <u>Tier Two: Housing Development/Redevelopment: Affordable Housing</u>

Municipalities should cooperate with the Council on Affordable Housing in meeting their housing need allocations and in encouraging the use of Regional Contribution Agreements in order to supplement the supply of affordable housing in Tier Two municipalities.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.6 <u>Tier Two: Housing Development/Redevelopment: Community Development</u>

Municipalities should devise community development strategies, coordinating housing development with the provision of community services, economic development and employment opportunities, education, and public safety efforts.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.7 Tier Two: Housing Development/Redevelopment: Development/Redevelopment Without Displacement

Municipalities engaged in development and redevelopment should make reasonable efforts to minimize displacement effects which may be attributed to development and redevelopment activities whether publicly or privately funded.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Rehabilitating Existing Units.
The appropriate State agencies, counties and municipalities should maintain funds to assist in the rehabilitation of existing units. If rehabilitation is so extensive that a unit may not be occupied during renovation, temporary or permanent residences should be provided within the same municipality or county.

b. Postponing Demolition.
The appropriate State departments, counties and municipalities should postpone demolition of housing for redevelopment involving public funds until units of the same income level are available for displaced individuals and families.

c. Establishing Priorities for Occupancy.
The appropriate State departments, counties and municipalities should grant displaced residents of the municipality first priority in occupying new affordable housing units.

d. Assessing Relocation Costs with Impact-Associated Costs of Development.
Municipalities should include the costs of relocation in the impact-associated costs assessed to public and private development and redevelopment.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.8 <u>Tier Two: Housing Development/Redevelopment: Housing Linkage</u>

Municipalities, with assistance from counties and the New Jersey Department of Community Affairs, are encouraged to identify a relationship between industrial and commercial development and redevelopment projects and the housing needs those projects are likely to generate. Those projects should be expected to incur an obligation to provide for a reasonable portion of that housing need where market conditions in Tier Two municipalities make such linkage feasible.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.9 <u>Tier Two: Housing Development/Redevelopment: A Reasonable Mix of Land Uses</u>

Municipalities should review and amend their land use ordinances and plans to ensure a reasonable balance among various land uses so that lands zoned for industrial and commercial uses do not exceed reasonable expectations of demand for such uses, and so that adequate lands are available to satisfy the anticipated demand for residential housing.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.1 <u>Tier Two: Transportation: Planning</u>

The New Jersey Department of Transportation, with other appropriate State departments, counties and municipalities, should ensure that transportation planning is effectively accomplished with respect to municipal, county, regional, and statewide plans. The planning should account for existing and anticipated land uses, traffic demands and regional concerns. Transportation planning should consider among its goals the development, redevelopment, and the preservation of community character and quality of life objectives of Tier Two municipalities.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Preparing Transportation Master Plans.</u>
Counties and municipalities should prepare Transportation Master Plans including the following:
(1) a study area consisting of an entire municipality, or group of municipalities if the perceived transportation problem is regional; and
(2) a detailed analysis of existing conditions including but not limited to:
(a) traffic volumes; and
(b) intersection conditions, specifically accident history, traffic controls and levels-of-service; and
(c) road link conditions, specifically accident history, traffic controls and levels-of-service; and
(d) pedestrian and bikeway systems, specifically accident history, modal interfaces, and capacity; and
(e) public transportation facilities including carpool and van pool staging areas specifically reviews of routes, schedules, system capacity as well as facility condition and utilization; and
(3) estimates of future demands on the road and transit network using standard transportation modeling techniques involving trip generation, trip distribution, modal split and network assignment analysis; and

(4) level-of-service standards for certain areas or intersections so that traffic flow can be considered acceptable. Different standards can be set for different parts of the community. When the Master Plan is developed, the level of improvement and resultant traffic flow with its identified improvement or deterioration should be judged and evaluated; and

(5) selection of desired implementation plan that leads development including mechanisms for implementation, systems to monitor plan effectiveness and schedules to reevaluate the transportation system.

b. Analyzing Demands Based on Future Land Use.
Each municipality should consider the future land use within its jurisdiction and test the capacity of the transportation systems ability to meet the future demands based on existing zoning allowances.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.2 <u>Tier Two: Transportation: Highway Linkages</u>

The New Jersey Department of Transportation, in cooperation with counties and municipalities, should ensure that Tier Two municipalities are sufficiently linked with major highway and public transportation corridors throughout the region and the State as part of a comprehensive transportation strategy. Missing links in State and county road networks should be completed, facilitating access to the highway network to alleviate traffic congestion on municipal roads.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.3 <u>Tier Two: Transportation: Public Transportation Services</u>

The New Jersey Department of Transportation should ensure that existing public transportation services are maintained and extended to areas of high density development, where demand warrants, that may be presently underserved or unserved. These public transportation services should be designed to connect residential areas with areas of growing employment.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.4 Tier Two: Transportation: Parking Management

The New Jersey Department of Transportation, in cooperation with counties and municipalities, should devise compatible parking management strategies to encourage the use of public transportation and reduce reliance on private automobile use. In particular, access to commuter rail systems should be enhanced through the use of adequate parking facilities at regional sites wherever feasible.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Establishing Parking Management Strategies.
The State, counties, and municipalities should devise compatible parking management strategies to encourage the use of public transportation (including car, van-pooling and fixed route service). Access to commuter rail and bus services and commuter carpools and vanpools should be enhanced through the use of adequate parking facilities which minimize land consumption (such as parking decks) wherever appropriate and feasible, particularly:
(1) at station sites; and
(2) along heavily travelled and congested highway corridors.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.5 <u>Tier Two: Transportation: Non-Traditional Transit Alternatives</u>

Counties and municipalities, with assistance from the New Jersey Department of Transportation and the private sector, should work closely in developing non-traditional transit alternatives rather than fixed route services in areas of relatively low density which may lack sufficient travel demand. Such non-traditional transit services include share-ride taxis, car and van pools, and dial-a-rides.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Tier 3: Suburban and Rural Towns

General Description:

Suburban and Rural Towns in New Jersey are quite diverse. Some are truly suburban. Others are located in the rural regions of the State. They exhibit varying degrees of distress. Yet, Suburban and Rural Towns are generally population centers set apart from the spread of metropolitan development. Suburban and Rural Towns are an integral part of the Regional Design System.

Tier Delineation Criteria:

The boundary of a Suburban and Rural Town shall define an area which satisfies criteria 1, 2, 3, and 4 below:

1. The area is a traditional center of population which may consist of adjacent parts of more than one municipality, and include residential and non-residential development corresponding to an average residential population density of 1,000 or more people per square mile;
2. a. The area is separated from the nearest tier 1, 2, or 3 areas by at least two (2) miles; or
   b. The municipality in which the area is located is within the top one-third of all municipalities on the New Jersey Office of Management and Budget Municipal Distress Index (August 1988) and includes substantial areas of land available for future development;
3. The area is currently included in an existing or planned public sewer service area;
4. The area includes sufficient developable land and redevelopable sites to accommodate a variety of housing and economic development opportunities.

Management Policies and Guidelines:

In addition to the tier policies, Statewide policies and Regional Design System Policies are also applicable within the tier.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

Policy 1.1 Tier Three: Land Planning and Development: Comprehensive Planning

The Office of State Planning, in cooperation with the New Jersey Department of Community Affairs, counties and municipalities should establish and maintain appropriate professional capability to formulate and implement development activities. This improved planning capability should be encouraged through funding as well as personnel sharing and the provision of technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Upgrading County and Municipal Capability.
Counties and municipalities should provide adequate funds to planning agencies to establish or expand planning capability by:

(1) training citizen planning officials; and
(2) training permanent, full-time professional staff; and
(3) upgrading permanent, full-time professional staff; and
(4) adding permanent, full-time professional staff; and
(5) retaining short-term consultants for specialized professional and technical services; and
(6) acquiring equipment and supplies necessary to enhance planning capability; and
(7) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

b. Upgrading Planning Capability in Developing and Redeveloping Counties and Municipalities.
Counties and municipalities should upgrade capability for long-range (15 to 20 year horizon), comprehensive planning where significant increase in development and/or redevelopment activity is anticipated within three years.

c. Providing County Planning Services to Municipalities.
Counties should make comprehensive planning services and associated functional planning services available to municipalities within their jurisdiction on a cost-sharing basis.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 Tier Three: Land Planning and Development: Permit Streamlining

Municipalities should review local administrative procedures and land development regulations to ensure that development opportunities are not hampered by unnecessary and costly regulatory delays. Procedures recommended in the Model Site Development and Subdivision Ordinance Handbook, published by the New Jersey Department of Community Affairs, should be used as a guide.

Guidelines by which to measure consistency and compatability with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.3 <u>Tier Three: Land Planning and Development: Mixed-Use Patterns of Development</u>

Municipalities should encourage, through their land use regulations, compact, mixed-use patterns of development in Suburban and Rural Towns to ensure compact development and to prevent sprawl beyond the fringes and throughout the surrounding countryside. Such development may be achieved through regulation and the provision of financial incentives including land write-downs, infrastructure improvements, fee waiver and density bonuses.

Guidelines by which to measure consistency and compatability with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.4 <u>Tier Three: Land Planning and Development: Community Design</u>

Municipalities, with funding and technical assistance from the New Jersey Department of Community Affairs, should prepare detailed community design plans and standards. Design criteria should permit mixed uses where appropriate; provide for adequate public open space such as squares and parks to allow for social and recreational activity at the appropriate scale; as well as prescribe more specific design standards. Community design plans and standards should be used to encourage compact and concentrated development while maintaining community character in Tier Three areas.

Guidelines by which to measure consistency and compatability with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.5 Tier Three: Land Planning and Development: A Reasonable Mix of Land Uses

Municipalities should review and amend their land use ordinances and plans to ensure a reasonable balance among various land uses so that lands zoned for industrial and commercial uses do not exceed reasonable expectations of demand for such uses and so that adequate lands are available to satisfy the anticipated demand for residential housing.

Guidelines by which to measure consistency and compatability with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.6 Tier Three: Land Planning and Development: Urban Boundaries

Municipalities should designate an "Urban Boundary" surrounding Tier Three areas. Outside the boundary, with the exception of Tier Two and Tier Four, where growth should be contiguous with Tier Three areas, development should be limited to maintain contiguous open space consistent with the Plan's Rural Development Strategy.

Guidelines by which to measure consistency and compatability with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.1 Tier Three: Capital Facilities Financing and Development: Planning

Municipalities should devise and adopt a Six Year Capital Improvement Program as required by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et seq. This Capital Improvement Program should be related to a local Infrastructure Needs Assessment. That Assessment should be reviewed by the Office of State Planning as part of its Statewide Infrastructure Needs Assessment pursuant to the New Jersey State Planning Act, N.J.S.A. 52:18A-199(b).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans.
Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Establishing Adequate Maintenance Schedules.
Counties and municipalities should identify and give priority to the scheduled repair and rehabilitation of capital facilities necessary to protect existing investment in infrastructure and to serve anticipated demand as follows:
(1) the condition of existing capital facilities should be recorded and unacceptable conditions reported;
(2) improvement programs should be devised to remedy all deficient conditions;
(3) maintenance schedules and budgets should be developed and instituted.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 Tier Three: Capital Facilities Financing and Development: Streamlining

The appropriate State departments should review existing regulations, policies, and programs with respect to infrastructure that affect development and redevelopment activities in Tier Three areas. The review should determine ways that restructuring and streamlining of those regulations, policies, and programs can be achieved to maximize county and municipal infrastructure maintenance and improvements efforts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Tier Three: Capital Facilities Financing and Development: Off-Tract

The appropriate State departments, counties and municipalities should provide support for off-tract capital facilities in partnership with the private sector to encourage concentrated compact development in Tier Three areas.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Providing Public Funding for Off-Tract Improvements.
The State, counties, and municipalities should establish provisions for funding off-tract improvements in Tiers 1, 2, 3, and 4, with priority to Tier 1 communities.

b. Establishing Public/Private Partnerships for Off-Tract Improvements.
The State, counties, and municipalities should establish programs for sharing costs with the private sector for off-tract improvements in Tiers 2, 3, and 4 as follows:
(1) Off-tract improvements needed to serve existing deficiencies for existing development should be provided by the public sector;
(2) Off-tract improvements needed to serve state or regional needs should be provided by the public sector;
(3) Off-tract improvements reasonably related to needs generated by new development should be provided by the private sector to ensure that public revenues derived from the development are sufficient to provide for capital facilities and services required to maintain and operate facilities and services needed to support the development.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 Tier Three: Capital Facilities Financing and Development: On-Tract

The State, county, and municipalities should not provide support for on-tract capital facilities. These facilities should be provided by the private sector.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.5 <u>Tier Three: Capital Facilities Financing and Development: Development Tool</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should use capital facilities and service programs as an infill development tool, strategically providing such facilities and services to leverage private capital investment in Tier Three areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.6 <u>Tier Three: Capital Facilities Financing and Development: Open Space Acquisition and Recreational Development</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should prioritize the acquisition and development of existing open space for active or passive public recreational use. Counties and municipalities should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 Tier Three: Economic Development: Comprehensive Planning

The New Jersey Department of Commerce, Energy and Economic Development should fund professionally staffed economic development offices, with the cooperation of counties, on a regional or county basis to coordinate economic development functions in Tier Three areas. Those functions include the following: preparation of local economic development plans and programs; assistance with local economic development review procedures; coordination of State and federal agency activities; maintenance of available space bulletins; conducting business surveys and retention studies; and publication of general information kits and newsletters to improve public imaging.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Technical and Financial Assistance Programs.
The appropriate State agencies should provide technical assistance to economic development offices by:
(1) developing a program or programs to make grants and loans available to economic development offices for operational, training, and capital expenses;
(2) providing staff assistance to economic development offices upon request;
(3) assisting counties and municipalities lacking economic development offices in establishing such offices.

b. Coordinating Economic Development Activities.
County and municipal economic development offices should coordinate their economic development activities and policies at all levels of government by:
(1) making studies, surveys, plans, data and other material and information created or gathered for economic development purposes available to each other and to the appropriate State agencies;
(2) attending organization meetings and informational sessions of other economic development offices;
(3) working in cooperation with each other to develop economic development strategies which will benefit the municipality, the county, and the State.

c. Assessing the Effectiveness of Existing Legislation.
The appropriate State agencies should review and amend existing economic development legislation to:
(1) establish permanent funding at the State or local level for economic development offices;
(2) grant economic development offices and State economic development agencies sufficient powers to ensure that they are able to effectively develop and implement economic development strategies and policies;
(3) ensure that economic development legislation is consistent.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.2 <u>Tier Three: Economic Development: Permit Streamlining</u>

State departments involved in the permitting of any aspect of economic development, counties and municipalities should review administrative procedures with respect to economic development to ensure that reasonable economic development opportunities are not hampered by unnecessary and costly regulatory delays.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Streamlining Permitting Procedures.</u>
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. <u>Reporting Successful Efforts.</u>
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.3 <u>Tier Three--Economic Development: Mixed-Use Development</u>

Municipalities should encourage, through their economic development programming and land use regulations, mixed-use patterns of development at appropriate locations. Innovative public/private partnerships should be encouraged to develop these projects.

Guidelines by which to measure consistency and compatibility with this Policy include may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.1 Tier Three: Housing: Planning

Counties and municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should plan a comprehensive housing program which will encourage a wide range of housing choices at reasonable cost. These plans should be submitted to the Office of State Planning so that they may be included as part of its Annual Housing Review and also serve as the housing element in municipal master plans pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 52:27D-310.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.2 Tier Three: Housing Development: Permit Streamlining

State departments involved in the permitting of any aspect of housing development, counties and municipalities should streamline the permitting process to eliminate unnecessary costly delays to development. Successful efforts in this regard should be reported to the Office of State Planning so that they may be included as part of its Annual Housing Review.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.3 <u>Tier Three: Housing Development: Comprehensive Housing Program</u>

Municipalities should devise, with State financial and technical assistance, a comprehensive housing program that will support the expansion of housing choices at reasonable cost for a wide range of income groups and tenure types at appropriate sites within Tier Three areas. The comprehensive housing program should be fashioned after those devised for Tier One municipalities where Tier Three areas exhibit a similar level of distress. They should be fashioned after Tier Two municipalities' housing programs where Tier Three areas are relatively non-distressed.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.4 <u>Tier Three: Housing Development: Code Enforcement</u>

Municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should establish and maintain a vigorous code enforcement program to ensure the preservation of the existing housing stock. Municipal property maintenance codes should be based on a model property maintenance code published by the New Jersey Department of Community Affairs. Code enforcement should be connected to housing rehabilitation funding programs to provide both regulatory disincentives and financial incentives to maintain and improve the existing housing stock.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.5 Tier Three: Housing Development: Design Standards

Municipalities with financial and technical assistance from the New Jersey Department of Community Affairs should plan for improved housing design. Municipalities should devise and/or amend existing land use regulations and housing codes to include housing design standards.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.6 <u>Tier Three: Housing Development: Affordable Housing</u>

Municipalities should cooperate with the Council on Affordable Housing in meeting their housing need allocations and in encouraging the use of Regional Contribution Agreements in order to supplement the supply of affordable housing in Tier Three areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.8 <u>Tier Three: Housing Development: Community Development</u>

Municipalities should devise community development strategies coordinating housing development with the provision of community services, economic development and employment opportunities, education and public safety efforts.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.8 Tier Three: Housing Development: Development/Redevelopment Without Displacement

Municipalities engaged in development and redevelopment should make reasonable efforts to minimize displacement effects which may be attributed to development activities whether publicly or privately funded.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Rehabilitating Existing Units.
The appropriate State agencies, counties and municipalities should maintain funds to assist in the rehabilitation of existing units. If rehabilitation is so extensive that a unit may not be occupied during renovation, temporary or permanent residences should be provided within the same municipality or county.

b. Postponing Demolition.
The appropriate State departments, counties and municipalities should postpone demolition of housing for redevelopment involving public funds until units of the same income level are available for displaced individuals and families.

c. Establishing Priorities for Occupancy.
The appropriate State departments, counties and municipalities should grant displaced residents of the municipality first priority in occupying new affordable housing units.

d. Assessing Relocation Costs with Impact-Associated Costs of Development.
Municipalities should include the costs of relocation in the impact-associated costs assessed to public and private development and redevelopment.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.9 <u>Tier Three: Housing Development: Housing Linkage</u>

Municipalities, with assistance from counties and the New Jersey Department of Community Affairs, are encouraged to establish a relationship between industrial and commercial development and redevelopment projects, and the housing needs those projects are likely to generate. Those projects should be expected to incur an obligation to provide for a reasonable portion of that housing need where market conditions in Tier Three areas make such linkages feasible.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.1 Tier Three: Transportation: Planning

The New Jersey Department of Transportation, with other appropriate State departments, counties and municipalities, should ensure that transportation planning is effectively accomplished with respect to municipal, county, regional, and statewide plans. The planning should account for existing and anticipated land uses, traffic demands and regional concerns. Transportation planning should consider among its goals the development, redevelopment and the preservation of community character and quality of life objectives of Tier Three areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.2 <u>Tier Three: Transportation: Highway Linkages</u>

The New Jersey Department of Transportation, in cooperation with counties and municipalities, should ensure that Tier Three areas are sufficiently linked with major highway and public transportation corridors throughout the region and the State as part of a comprehensive transportation strategy. Missing links in State and county road networks should be completed, facilitating access to the highway network to alleviate traffic congestion on municipal roads.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.3 <u>Tier Three: Transportation: By-Pass Roads</u>

The State, counties and municipalities should ensure that by-pass roads to separate through traffic from local traffic are provided whenever and wherever feasible.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.4 Tier Three: Transportation: Public Transportation Services

The New Jersey Department of Transportation should ensure that existing public transportation services are maintained and extended to areas of high density development that may be presently underserved or unserved. These public transportation services should be designed to connect residential areas with areas of growing employment and Tier Three areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.5 <u>Tier Three: Transportation: Parking Management</u>

The New Jersey Department of Transportation, in cooperation with counties and municipalities, should devise compatible parking management strategies to encourage the use of public transportation and to reduce reliance on private automobile use. Specifically, access to commuter rail systems should be enhanced through the use of adequate parking facilities at regional sites, wherever feasible, in Tier Three areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.6 Tier Three: Transportation: Non-Traditional Transit Alternatives

Counties and municipalities, with assistance from the New Jersey Department of Transportation and the private sector, should work closely in developing non-traditional transit alternatives rather than fixed route services in areas of relatively low density that may lack sufficient travel demand. Such non-traditional transit services include share-ride taxis, car and van pools, and dial-a-rides.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Tier 4: Suburbanizing Areas

General Description:

Areas included in this Tier are experiencing or about to experience significant residential and commercial growth. They are sewered or are planned to be sewered. There areas are, for the most part, located on the metropolitan periphery with their growth patterns largely fixed as a result of the already existing or planned infrastructure. Tier Four areas may also include corridor centers.

Tier Delineation Criteria:

The boundary of a Suburbanizing Area shall define an area which satisfies criteria 1, 2, and 3 below:

1. The area includes resident populations, together with neighboring non-residential development, corresponding to an average residential population density of currently less than 1,000 persons per square mile;
2. The area is included in an existing or planned public sewer service area;
3. The area is adjacent to, and shares access to public facilities and services with, tier 1, 2 or 3 areas.

Management Policies and Guidelines:

In addition to the tier policies, Statewide policies and Regional Design System Policies are also applicable within the tier.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

Policy 1.1 Tier Four: Land Planning and Development: Comprehensive Planning

The Office of State Planning, in cooperation with the New Jersey Department of Community Affairs and counties and municipalities, should establish and maintain appropriate professional capability to formulate and implement development activities. This improved planning capability should be encouraged through personnel sharing and the provision of financial and technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Upgrading County and Municipal Capability.
Counties and municipalities should provide adequate funds to planning agencies to establish or expand planning capability by:
(1) training citizen planning officials; and
(2) training permanent, full-time professional staff; and
(3) upgrading permanent, full-time professional staff; and
(4) adding permanent, full-time professional staff; and
(5) retaining short-term consultants for specialized professional and technical services; and
(6) acquiring equipment and supplies necessary to enhance planning capability; and
(7) obtaining vehicles to support enhanced field presence and field services of professional planning staff.

b. Upgrading Planning Capability in Developing and Redeveloping Counties and Municipalities.
Counties and municipalities should upgrade capability for long-range (15 to 20 year horizon), comprehensive planning where significant increase in development and/or redevelopment activity is anticipated within three years.

c. Providing County Planning Services to Municipalities.
Counties should make comprehensive planning services and associated functional planning services available to municipalities within their jurisdiction on a cost-sharing basis.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Tier Four: Land Planning and Development: Plan Conformance</u>

Municipalities should bring their master plans, zoning ordinances, and capital facilities plans, including their waste water management plans, into conformance with each other.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.3 Tier Four: Land Planning and Development: Permit Streamlining

Municipalities should review local administrative procedures and land development regulations to ensure that reasonable development opportunities are not hampered by unnecessary and costly regulatory delays. Procedures recommended in the Model Site Development and Subdivision Ordinance Handbook, published by the New Jersey Department of Community Affairs, should be used as a guide.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.4 <u>Tier Four: Land Planning and Development: Mixed-Use Patterns of Development</u>

Municipalities should encourage mixed-use patterns of development in appropriate locations through their land use regulations.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.5 Tier Four: Land Planning and Development: Community Design

Municipalities, with funding and technical assistance from the New Jersey Department of Community Affairs, should prepare detailed community design plans and standards. Design criteria should permit mixed uses where appropriate; provide for adequate public open space for current and projected needs; as well as prescribe more specific design standards.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.6 <u>Tier Four: Land Planning and Development: A Reasonable Mix of Land Uses</u>

Municipalities should review and amend their land use ordinances and plans to ensure a reasonable balance among various land uses so that lands zoned for industrial and commercial uses do not exceed reasonable expectations of demand for such uses and so that adequate lands are available to satisfy the anticipated demand for residential housing.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.1 Tier Four: Capital Facilities Financing and Development: Planning

Municipalities should devise and adopt a Six-Year Capital Improvement Program as required by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et seq. This Capital Improvement Program should be related to a Local Infrastructure Needs Assessment. That Assessment should be reviewed by the Office of State Planning as part of its Statewide Infrastructure Needs Assessment pursuant to The New Jersey State Planning Act, N.J.S.A. 52:18A-199(b).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans.
Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Establishing Adequate Maintenance Schedules.
Counties and municipalities should identify and give priority to the scheduled repair and rehabilitation of capital facilities necessary to protect existing investment in infrastructure and to serve anticipated demand as follows:
(1) the condition of existing capital facilities should be recorded and unacceptable conditions reported;
(2) improvement programs should be devised to remedy all deficient conditions;
(3) maintenance schedules and budgets should be developed and instituted.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 Tier Four: Capital Facilities Financing and Development: Streamlining

The appropriate State departments should review existing regulations, policies, and programs with respect to infrastructure, that affect development activities in Tier Four areas. The review should determine ways that restructuring and streamlining of those regulations, policies, and programs can be achieved to maximize county and municipal infrastructure maintenance and improvement efforts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 <u>Tier Four: Capital Facilities Financing and Development: Infrastructure Financing Priorities -- Off-Tract/On-Tract</u>

State departments, counties and municipalities should provide support for off-tract facilities with the private sector paying its fair share. No public support should be provided for on-tract facilities. With respect to such facilities and services, Tier Four should be given a lesser priority than Tiers 1, 2, 3.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 2.4 <u>Tier Four: Capital Facilities Financing and Development: Open Space Acquisition and Recreation Development</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should prioritize the acquisition and development of existing open space for active or passive public recreational use. Counties and municipalities should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 Tier Four: Economic Development: Comprehensive Planning

The appropriate State departments should fund professionally staffed economic development offices on a county or regional basis to coordinate economic development activities in Suburbanizing Areas. Economic development should be carefully coordinated with capital facilities and services.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Technical and Financial Assistance Programs.
The appropriate State agencies should provide technical assistance to economic development offices by:
(1) developing a program or programs to make grants and loans available to economic development offices for operational, training, and capital expenses;
(2) providing staff assistance to economic development offices upon request;
(3) assisting counties and municipalities lacking economic development offices in establishing such offices.

b. Coordinating Economic Development Activities.
County and municipal economic development offices should coordinate their economic development activities and policies at all levels of government by:
(1) making studies, surveys, plans, data and other material and information created or gathered for economic development purposes available to each other and to the appropriate State agencies;
(2) attending organization meetings and informational sessions of other economic development offices;
(3) working in cooperation with each other to develop economic development strategies which will benefit the municipality, the county, and the State.

c. Assessing the Effectiveness of Existing Legislation.
The appropriate State agencies should review and amend existing economic development legislation to:
(1) establish permanent funding at the State or local level for economic development offices;
(2) grant economic development offices and State economic development agencies sufficient powers to ensure that they are able to effectively develop and implement economic development strategies and policies;
(3) ensure that economic development legislation is consistent.

d. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.2 Tier Four: Economic Development: Permit Streamlining

Municipalities should review local administrative procedures and regulations to ensure that reasonable economic development opportunities are not hampered by unnecessary and costly regulatory delays.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
Municipalities should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 3.3 <u>Tier Four: Economic Development: Mixed-Use</u>

Municipalities should encourage through their land use regulations mixed-use patterns of development at appropriate locations.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.1 Tier Four: Housing Development: Permit Streamlining

Municipalities should review local administrative procedures and regulations to ensure that reasonable housing development opportunities are not hampered by unnecessary and costly regulatory delays.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 4.2 Tier Four: Housing Development: Design Standards

Municipalities, with financial and technical assistance from the New Jersey Department of Community Affairs, should plan for improved housing design. Municipalities should devise and/or amend existing land use regulations and housing codes to include housing design standards.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.3 <u>Tier Four: Housing Development: Comprehensive Housing Program</u>

Municipalities should devise a comprehensive housing program which will support the expansion of housing choices for a range of income groups and tenure types. Municipalities should comply with the regulations promulgated by the New Jersey Council on Affordable Housing in meeting their affordable housing obligations.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.4 <u>Tier Four: Housing Development: Community Development</u>

Municipalities should devise community development strategies, coordinating housing development with the provision of community services, economic development and employment opportunities, education and public safety efforts.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties,municipalities, and other participants through cross-acceptance.

Policy 4.5 <u>Tier Four: Housing Development: Housing Linkage</u>

Municipalities, with assistance from counties and the New Jersey Department of Community Affairs, are encouraged to establish a relationship between industrial and commercial development and the housing needs those projects are likely to generate. Those projects should be expected to incur an obligation to provide for a reasonable portion of that housing need where market conditions in Tier Four areas make such linkages feasible.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.1 Tier Four: Transportation: Planning

The New Jersey Department of Transportation, with other appropriate State departments, counties and municipalities, should ensure that transportation planning is effectively accomplished with respect to municipal, county, regional and statewide planning. The planning should account for existing and anticipated land uses, traffic demands and regional concerns. Transportation planning should consider among its goals the community character of Tier Four areas and the need to reduce traffic congestion.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.2 <u>Tier Four: Transportation: Highway Linkages</u>

The New Jersey Department of Transportation should ensure that Suburbanizing Areas are linked with major highway and transit corridors throughout the region, emphasizing a comprehensive transportation strategy. Missing links in State and county road networks should be completed, facilitating access to the highway network to alleviate traffic congestion on municipal roads.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.3 <u>Tier Four: Transportation: Highway Access/Controls</u>

The New Jersey Department of Transportation, counties and municipalities should provide highway access controls to facilitate mobility and promote orderly development. Techniques such as highway dualization, shared access driveways, and frontage roads should be considered where appropriate. Bypass roads to separate thru traffic from local traffic should be provided.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.4 <u>Tier Four: Transportation: Non-Traditional/Transit Alternatives</u>

Counties and municipalities, with assistance from the New Jersey Department of Transportation and the private sector, should devise non-traditional transit alternatives rather than fixed-route services in areas of relatively low density which may lack sufficient travel demand. Such non-traditional transit services include share-ride taxis, car and van pools, and dial-a-rides.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Tier 5: Exurban Reserve Areas

General Description:

The Exurban Reserve area contains sparsely developed and undeveloped areas which currently lack necessary infrastructure to support intensive development. The area is located beyond more densely developed suburban areas on the metropolitan periphery. The Exurban Reserve contains lands that may be suitable for new development, agricultural retention and environmental protection. It also provides an important buffer to agricultural and environmentally sensitive tiers.

Tier Delineation Criteria:

The boundary of Exurban Reserve Areas shall define an area which satisfies criteria 1, 2, 3, and 4 below:

1. The area includes resident population, together with neighboring non-residential development, corresponding to an average residential population density of currently less than 1,000 persons per square mile;
2. a. The area is not included in an existing or planned public sewer service area; or
   b. The area is in an existing public sewer service area of limited existing or planned capacity;
3. The area does not meet the criteria for Agricultural Areas (Tier 6);
4. The area does not include sensitive features characteristic of Environmentally Sensitive Agricultural Areas (Tier 6B) or Environmentally Sensitive Areas (Tier 7).

Management Policies and Guidelines:

In addition to the tier policies, Statewide policies and Regional Design System Policies are also applicable within the tier.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

Policy 1.1 <u>Tier Five: Land Planning and Development: Comprehensive Planning</u>

The appropriate State departments, counties and municipalities should ensure that public plans, programs, and development regulations minimize the need for major new public investments in capital facilities and related services; maximize the preservation of open space; build on Communities of Central Place; and minimize conflicts among various land uses.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.2 Tier Five: Land Planning and Development: Water Quality in Rural Development Areas

Municipalities, with the assistance of the appropriate agencies of the State of New Jersey, should manage the intensity and use of development in the rural development areas so that on-site waste water treatment facilities, either individually or in combination with other development, are effective in protecting surface and ground water from pollution.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Applying the Nitrate Dilution Model.
In Rural Development Areas, development capacity for residential development should be determined by the use of a nitrate dilution model[1], with appropriate modifications to respond to local conditions, and a 5 milligram per liter of nitrogen or other equivalent measure of receiving body water quality.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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1. Rogers, Golden, and Halpern, Nitrate Dilution Model, December 1988. Technical Reference Document #88-30. See also "Statewide Policies, Water Supply: Protection of Water Supply Sources: Development Regulations for Wastewater Disposal", Policy 1.4.

Policy 1.3 <u>Tier Five: Land Planning and Development: Land Use in the Rural Development Areas</u>

Development in the Rural Development Areas should be limited to low density residential uses and to non-residential uses that are related to and dependent on natural resources occurring in the rural development area or agricultural activities or products.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.4 Tier Five: Land Planning and Development: Availability of On-Site Potable Water Sources in the Rural Development Area

Municipalities should ensure that development in the Rural Development Areas will have safe and adequate on-site potable water sources that can be used without adversely affecting surface and ground water quality and quantity.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Maintaining Sustainable Yield.
Municipalities, in cooperation with counties and with the New Jersey Department of Environmental Protection, should ensure that development in Rural Development Areas is limited to the availability of potable water supplies on-site from a sustainable yield source.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 Tier Five: Land Planning and Development: Rural Development Area Character

Municipalities should manage the use, intensity and location of development in the Rural Development Areas to preserve and enhance its rural character. The factors that comprise rural character in a specified area should be locally determined.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Analyzing Development Capacity -- Maintaining Rural Character.
Development capacity should be determined by analyzing the extent to which development may be supported while maintaining the character of Rural Development Areas. This determination should be made based on the extent to which public and private plans, programs, regulations, and development:
(1) preserves and enhances the historic, cultural, recreational, and open space resources of the surrounding area;
(2) induces the need for or improves access to urban services and facilities;
(3) preserves and enhances environmentally sensitive areas and natural resource areas;
(4) is compatible with the scale, mass, intensity of use, height, and character of the rural landscape;
(5) preserves and protects existing vegetation, and uses or promotes the use of indigenous vegetation in the landscaping of new development.

b. Establishing Baseline Development Capacity.
In the absence of a development capacity analysis for Rural Development Area character, municipalities should establish through master plans and development ordinances a base intensity for new development outside of corridor centers, towns, villages, and hamlets equivalent to an average of 100 persons per square mile. This base intensity should be increased or decreased where appropriate based on the results of analyses of local conditions regarding infrastructure capacity, natural resource carrying capacity, or impacts on agricultural activities, provided that the baseline development capacity results in development that:
(1) preserves and enhances the historic, cultural, recreational, and open space resources of the surrounding area;

(2) induces the need for or improves access to urban services and facilities;
(3) preserves and enhances environmentally sensitive areas and natural resource areas;
(4) is compatible with the scale, mass, intensity of use, height, and character of the rural landscape;
(5) preserves and protects existing vegetation, and uses or promotes the use of indigenous vegetation in the landscaping of new development.

c. Establishing Performance Levels for Rural Road Networks. Muncipalities, in cooperation with counties and the New Jersey Department of Transportation, should ensure through master plans and development regulations that the level of development in the Rural Development Area does not create traffic demands which exceed the capacity of the rural road network to provide safe, efficient, and convenient access during peak traffic periods. This can be accomplished by maintaining:
(1) peak hour through traffic speeds of 35 mph on the local elements of the rural road network with a six second gap;
(2) peak hour unimpeded turning movements at unsignalized intersections with no more than a 15 second wait to complete the movement.

d. Coordinating Development Controls. Counties and municipalities should coordinate development controls to maintain Rural Development Area character through the use of a combination of programs and techniques where appropriate including, but not limited to:
(1) public purchase of development rights and conservation easements;
(2) private and public transfer of development rights;
(3) public purchase of fee simple title;
(4) donation of conservation easements;
(5) public regulation, including sliding scale zoning and other alternative regulatory approaches.[2]

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2. Examples of these approaches are provided in the following Technical Reference Documents:

Siemon, Larsen, Mattlin and Purdy, The Taking Issue, December 1987.

(Footnote continues on next page)

e. Maintaining an Open Space Ratio.
Municipalities should require development in a Rural Development Area to preserve at least 95 percent of the gross area of the development parcel in agricultural use and/or open space.

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

(Footnote continued from previous page)

Freilich, Leitner, Carlisle and Shortlidge, Development Standards fo Limited Growth Areas, November 1987.

Freilich, Leitner, Carlisle and Shortlidge, Implementation Report, A 1987.

Policy 1.6 <u>Tier Five: Land Planning and Development: Contiguous Tracts of Land in Rural Development Areas</u>

Municipalities should manage the use, intensity and location of development in the rural development areas so as to protect and preserve large, contiguous tracts of land in an undisturbed condition.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining an Open Space Ratio.</u>
Municipalities should require non-agricultural development in a Rural Development Area to preserve at least 95 percent of the gross area of the development parcel in agricultural use and/or open space.

b. <u>Encouraging Concentration of Development.</u>
Municipalities should require new non-agricultural development to be located near to existing non-agricultural development wherever feasible to minimize conflict with neighboring agricultural activities.

c. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.7 <u>Tier Five: Land Planning and Development: Preservation of Agricultural Resources in Rural Development Areas</u>

Municipalities, with the assistance of appropriate State departments, should identify and protect from incompatible development agricultural resources of local, regional and state significance in the rural development areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.8 Tier Five: Land Planning and Development: Preservation of Environmental Resources in Rural Development Areas

Municipalities, with the assistance of appropriate State departments, should identify and protect from on-site development environmental resources of local, regional and State significance, including steep slopes, ridgelines, pristine watersheds, trout streams, wetlands, stream corridors, potable water reservoirs, aquifer and aquifer recharge areas, rivers, habitats of threatened and endangered species and unique natural systems in the rural development areas.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Identification of Natural Resources.
Counties and municipalities should prepare or update existing Natural Resource Inventories to include mapping of environmentally sensitive features and public and private open space.

b. Protection of Significant Natural Resources.
Municipalities should incorporate data from the Natural Resource Inventory in the Land Use element of the master plan and in development regulations to assure protection of environmentally sensitive natural resources of local, regional and State significance. Protection of these resources should be carried out in accordance with the statewide policies of the State Development and Redevelopment Plan.

c. Development Standards for Rural Development Areas.
Municipalities should ensure that all development in Rural Development Areas meet the following minimum standards:
(1) All point and non-point discharges should meet established water quality standards prior to reaching the boundary of any parcel of land or any surface body of water;
(2) All development should provide for 100% on-site detention of the net increase in surface water run-off that is created by the development;
(3) All development should be designed and located so as to preserve the maximum amount of natural vegetation on each development site, and in no case shall more than the area needed to provide a building pad, required off-street parking and accessway be cleared of natural vegetation;

(4) No development should be approved that impacts on identified endangered or threatened plant and animal species unless it is conducted in accordance with an approved plan for conservation or transplantation of the species.

d. Utilizing Best Management Practices.
All agricultural uses will utilize best management practices in controlling impacts on environmentally sensitive areas.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.9 <u>Tier Five: Land Planning and Development: Local Road Network in Rural Development Areas</u>

Municipalities should manage development in rural development areas so that traffic generated by existing and future development in rural development areas will not exceed the capacity of the local components of the existing rural road network to provide safe, efficient and convenient traffic movements during peak traffic periods.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Rural Transportation Capacity Analysis.</u>
Municipalities, in cooperation with counties and the New Jersey Department of Transportation, should ensure through master plans and development ordinances that the level of development in the Rural Development Area should not create traffic demands which exceed the capacity of the rural road network to provide safe, efficient and convenient access during peak traffic periods. This can be accomplished by conducting an analysis of the rural road system's current and projected useage. This analysis should consider the origin and destination of the existing and projected vehicles on the rural road network and ensure that the local land development generated traffic will not impact the rural character of the area. Rural character is defined as level-of-service, A as defined by the Transportation Research Board's "Highway Capacity Manual, Special Report 209" as amended, along all road links and intersections, both signalized and non-signalized, throughout the Rural Development Areas.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.10 Tier Five: Land Planning and Development: Open Space Acquisition for Recreational Use

The State, in cooperation with counties and municipalities, should provide adequate funding and technical assistance for the establishment of local land banks to acquire vacant land and provide for the more orderly development of Tier Five areas.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Targetting Acquisition of Open Space.
Municipalities and counties should designate in master plans and official maps open space areas appropriate for acquisition.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.11 Tier Five: Land Planning and Development: Regional Design System

The appropriate State departments, counties and municipalities, through public plans, programs, and regulations, should encourage carefully designed, mixed-use, compact development in designated corridor centers, towns, hamlets and villages. Densities should be sufficient to allow compact development of interrelated mixed uses. Densities can be increased in villages by the use of transfer of development rights or other similar incentive programs.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Community Design Plans.
Municipalities should prepare and maintain community design plans for corridor centers, villages, and hamlets that emphasize objectives and provide interpretive guidelines that include:
(1) Provisions to ensure that redevelopment is of a type, scale, composition, use, and intensity that is physically and visually compatible, interrelated, and interactive with the existing character of neighboring development; and
(2) Provisions to ensure that the rehabilitation and adaptive reuse of existing structures is supported, encouraged, and regulated by community development and historic preservation programs;
(3) Provisions to promote incremental future growth functionally and architecturally linked to existing development;
(4) Provisions to create and maintain an organized and interconnected system of public activity centers, including commercial services as well as open space areas such as public outdoor places and gardens;
(5) Provisions to encourage an economically sound mix of uses, activities, and supporting public facilities and services;

(6) Provisions to encourage revitalization of "Main Street" downtown commercial areas in older towns and villages.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.12 <u>Tier Five: Land Planning and Development: New Villages</u>

The appropriate State departments, counties and municipalities should organize growth into new villages. The villages should be community-oriented settlements with vital centers; have discrete boundaries surrounded by a buffer area; have planned circulation networks; and may be served by sewer systems.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Identifying Areas for Potential New Villages.</u> Counties and municipalities should identify areas with potential for new villages in Tier 5, Exurban Reserve Areas, through the cross-acceptance process without specifying their location or delineating their boundaries. The specific number and general location of new villages should be identified using Exhibit 2-1, "Planning and Design Characteristics", and the below criteria. Areas for potential new villages will be designated formally in the adopted State Development and Redevelopment Plan. Areas for potential new villages are not necessarily located in a Corridor Region.
   (1) The new village area is generally a place within a municipality but which may also involve more than one municipality;
   (2) The new village area may support a resident population corresponding to an average population density of 1,000 or more persons per square mile but containing a resident population of less than 1,250 persons;
   (3) The new village area may provide a mixture of residential and associated nonresidential uses as follows:
      (a) development to be generally within 1/4 mile of the village center;
      (b) land uses to be designed to support a pedestrian orientation and the rural setting in which the village is located;
   (4) The new village area is not included in an existing or planned public sewer service area, with the following exceptions:
      (a) the area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the area; or
      (b) new villages in Tier 5 may be sewered by community sewage disposal systems.

(5) The village area is located within Tiers 5, 6, or 7 and does not share a boundary with Tiers 1, 2, 3, and 4 or a corridor center, hamlet, or another village.

(6) The area may serve as a nucleus for a town, and is designed to provide opportunities to evolve into a town in the future.

b. Recommending Alternative Guidelines.

Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.13 <u>Tier Five: Land Planning and Development: New Hamlets</u>

The appropriate State departments, counties and municipalities, in the formation of new hamlets, should balance the residential development densities in the adjacent rural development area with the density in the new hamlet so that the average gross density in the entire area is equivalent to the density in the rural development area as determined by a carrying capacity analysis.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Identifying Areas for Potential New Hamlets.</u> Counties and municipalities should identify areas with potential for new hamlets in Tier 5, Exurban Reserve Areas, through the cross-acceptance process without specifying their location or delineating their boundaries. The specific number and general location of new hamlets should be identified using Exhibit 2-1, "Planning and Design Characteristics", and the below criteria. Areas for potential new hamlets will be designated formally in the adopted State Development and Redevelopment Plan. New hamlets are not necessarily located in a Corridor Region.
   (1) The new hamlet area is a residential settlement located at, or set off from, a rural crossroads, generally a place within a municipality but which may also involve more than one municipality;
   (2) The hamlet area may support a resident population corresponding to an average population density of 1,000 or more persons per square mile and contain a resident population of less than 250 persons;
   (3) The new hamlet area would primarily contain residences;
   (4) Residential development densities in the new hamlet are balanced with residential development densities in the adjacent Rural Development Areas through the use of transfer of development rights, cluster development, or other mechanisms so that the average gross density in the entire area is equivalent to the density in the Rural Development Area as determined by a Development Capacity Analysis;

(5) The new hamlet area is not included in an existing or planned public sewer service area, with the following exceptions:
   (a) the area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the area;
   (b) new hamlets in Tier 5 may be sewered by community sewage disposal systems;
(6) The new hamlet area is located within Tiers 5, 6, or 7 and does not share a boundary with Tiers 1, 2, 3, and 4 or a corridor center, village, or another hamlet;
(7) The new hamlet area may serve as a nucleus for a village, and is designed to provide opportunities to evolve into a village in the future.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 Tier Five: Capital Facilities Financing and Development: Planning

Municipalities should devise and adopt a six year capital improvement program as required by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et. seq. This capital improvement program should be related to a Local Infrastructure Needs Assessment. That Assessment should be reviewed by the Office of State Planning as part of its statewide Infrastructure Needs Assessment pursuant to the New Jersey State Planning Act, N.J.S.A. 52:18A-199(b).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans.
Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 <u>Tier Five: Capital Facilities Financing and Development: Streamlining</u>

The appropriate State departments should review existing regulations, policies and programs with respect to infrastructure that affect development in Tier Five Communities of Central Place. The review should determine ways that restructuring and streamlining of those regulations, policies and programs can be achieved to maximize county and municipal infrastructure maintenance and improvement efforts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Streamlining Permitting Procedures.</u>
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. <u>Reporting Successful Efforts.</u>
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Tier Five: Capital Facilities Financing and Development: Off-Tract/On-Tract

The appropriate State departments, counties and municipalities should not provide support for off-tract or on-tract capital facilities and services related to new construction in Tier Five areas. The private sector should pay for all off-tract and on-tract improvements related to such development.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Regulating Off-Tract Improvements.
The State, counties and municipalities should regulate off-tract improvements to be provided by the private sector in Tiers 5, 6, and 7.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 <u>Tier Five: Capital Facilities Financing and Development: Open Space Acquisition and Recreational Development</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should prioritize the acquisition of existing open space for active or passive public recreational use. Counties and municipalities should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 Tier Five: Economic Development: Rural Economic Development

The appropriate State departments, counties and municipalities should encourage the development and expansion of industrial, commercial, and professional economic activities associated with agriculture, recreation and other resource based activities. Emphasis should be given to the establishment and expansion of economic development and employment opportunities in Communities of Central Place.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.1 Tier Five: Housing Development: Housing Development

The appropriate State departments, counties and municipalities should encourage housing densities based on the carrying capacities of the natural and built environments. Housing development at higher densities should be included as part of Communities of Central Place consistent with design criteria and the infrastructure established with respect to those places.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Analyzing Development Capacity in Rural Development Areas. Municipalities, in consultation with regional entities, counties, and the appropriate State departments should prepare master plans and development regulations that provide for densities of housing in rural development areas that are compatible with the development capacity of the area.

b. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.1 <u>Tier Five: Transportation: Planning</u>

The New Jersey Department of Transportation, with other appropriate State departments, counties and municipalities, should ensure that transportation planning is effectively accomplished with respect to municipal, county, regional and statewide planning. The planning should account for existing and anticipated land uses, traffic demands and regional concerns. Transportation planning should consider among its goals the objectives of Tier Five including the efficient use of infrastructure, the maintenance of rural character, and the minimization of land use conflicts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Preparing Transportation Master Plans.</u>
Counties and municipalities should prepare Transportation Master Plans including the following:
(1) a study area consisting of an entire municipality, or group of municipalities if the perceived transportation problem is regional; and
(2) a detailed analysis of existing conditions including but not limited to:
(a) traffic volumes; and
(b) intersection conditions, specifically accident history, traffic controls and levels-of-service; and
(c) road link conditions, specifically accident history, traffic controls and levels-of-service; and
(d) pedestrian and bikeway systems, specifically accident history, modal interfaces, and capacity; and
(e) public transportation facilities including carpool and van pool staging areas specifically reviews of routes, schedules, system capacity as well as facility condition and utilization; and
(3) estimates of future demands on the road and transit network using standard transportation modeling techniques involving trip generation, trip distribution, modal split and network assignment analysis; and

(4) level-of-service standards for certain areas or intersections so that traffic flow can be considered acceptable. Different standards can be set for different parts of the community. When the Master Plan is developed, the level of improvement and resultant traffic flow with its identified improvement or deterioration should be judged and evaluated; and

(5) selection of desired implementation plan that leads development including mechanisms for implementation, systems to monitor plan effectiveness and schedules to reevaluate the transportation system.

b. Analyzing Demands Based on Future Land Use.
Each municipality should consider the future land use within its jurisdiction and test the capacity of the transportation systems ability to meet the future demands based on existing zoning allowances.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.2 <u>Tier Five: Transportation: Highway Linkages</u>

Highway access should be carefully managed so as to reduce development pressures.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 5.3 <u>Tier Five: Transportation: Non-Traditional Alternatives</u>

Counties and municipalities, with assistance from the New Jersey Department of Transportation and the private sector, should encourage the establishment of non-traditional transit alternatives rather than fixed-route services in areas of relatively low density which may lack sufficient travel demand.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Tier 6: Agricultural Areas

General Description:

These agricultural areas include New Jersey's most productive farmlands. They are currently under cultivation and have a strong potential to sustain productive agricultural activities in the future. Their location, current use, and high soil quality are their identifiable factors.

Tier Delineation Criteria:

The boundary of an agricultural area is to be determined in consultation with County Agricultural Development Boards, and shall define an area which satisfies criteria 1 and 2 below:

1. The area primarily encompasses productive agricultural land with long term economic viability used to produce crops, timber, livestock, poultry, dairy, or nursery products;
2. a. The area is not included in an existing or planned public sewer service area; or
   b. The area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the sewer service area.

Areas that satisfy delineation criteria for both Tier 6 and Tier 7 are designated as tier 6B, Environmentally Sensitive Agricultural Areas. Agricultural Areas that are do not satisfy delineation criteria for Tier 7 are designated as Tier 6A, Agricultural Areas.

Management Policies and Guidelines:

In addition to the tier policies, Statewide policies and Regional Design System Policies are also applicable within the tier.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

Policy 1.1 <u>Tier 6: Land Planning and Development: Comprehensive Planning</u>

The New Jersey Department of Agriculture, in cooperation with the Office of State Planning, counties, and municipalities, should establish and maintain planning capability to formulate and implement farmland retention programs throughout Agricultural Areas in the State. This improved planning capability should be encouraged through personnel sharing and the provision of financial and technical assistance.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 1.2 Tier Six: Land Planning and Development: Water Quality in Rural Development Areas

Municipalities, with State and county assistance, should manage the intensity and use of development and non-point source pollution control measures in the rural development areas so that on-site wastewater treatment facilities, either individually or in combination with other development, are effective in protecting surface and ground water from pollution.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Applying the Nitrate Dilution Model.
In Rural Development Areas, development capacity for residential development should be determined by the use of a nitrate dilution model[3], with appropriate modifications to respond to local conditions, and:
(1) a 5 milligram per liter of nitrogen or other equivalent measure of receiving body water quality in Sub-tier 6A; and
(2) a 3 milligrams per liter of nitrogen or other equivalent measure of receiving body water quality in Sub-tier 6B.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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3. Rogers, Golden, and Halpern, Nitrate Dilution Model, December 1988. Technical Reference Document #88-30. See also "Statewide Policies, Water Supply: Protection of Water Supply Sources: Development Regulations for Wastewater Disposal", Policy 1.4.

Policy 1.3 Tier Six: Land Planning and Development: Availability of On-Site Potable Water Sources in the Rural Development Areas

Municipalities should ensure that development in the rural development areas will have safe and adequate on-site potable water sources that can be used without adversely affecting surface and ground water quality and quantity.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Maintaining Sustainable Yield.
Municipalities, in cooperation with counties and with the New Jersey Department of Environmental Protection, should ensure that development in Rural Development Areas is limited to the availability of potable water supplies on-site from a sustainable yield source.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 <u>Tier Six: Land Planning and Development: Rural Development Area Character</u>

Municipalities should manage the use, intensity and location of development in the rural development areas to preserve and enhance its rural character. The factors that comprise rural character in a specified area should be locally determined.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining an Open Space Ratio.</u>
Municipalities should require non-agricultural development in a Rural Development Area to preserve at least 95 percent of the gross area of the development parcel in agricultural use and/or open space.

b. <u>Analyzing Development Capacity -- Maintaining Rural Character.</u>
Development capacity should be determined by analyzing the extent to which development may be supported while maintaining the character of Rural Development Areas. This determination should be made based on the extent to which public and private plans, programs, regulations, and development:
(1) continues the sustainable use of economically viable farmland for agricultural production;
(2) preserves large, contiguous and economically viable tracts of agricultural land;
(3) minimizes conflicts with adjacent and nearby agricultural, natural resource-based, and rural activities;
(4) maintains and enhances the viability of surrounding agricultural areas, including:
    (a) the profitability of farms;
    (b) land ownership patterns;
    (c) investments in farmland and farm equipment;
    (d) agricultural and rural support facilities and services;
(5) preserves and enhances the historic, cultural, recreational, and open space resources of the surrounding area;
(6) induces the need for or improves access to urban services and facilities;
(7) preserves and enhances environmentally sensitive areas and natural resource areas;

(8) is compatible with the scale, mass, intensity of use, height, and character of the rural landscape;
(9) preserves and protects existing vegetation, and uses or promotes the use of indigenous vegetation in the landscaping of new development.

c. Establishing Baseline Development Capacity.
In the absence of a development capacity analysis for Rural Development Area character, municipalities should establish through master plans and development ordinances a base intensity for new development outside of corridor centers, towns, villages, and hamlets equivalent to an average of 100 persons per square mile. This base intensity should be increased or decreased where appropriate based on the results of analyses of local conditions regarding infrastructure capacity, natural resource carrying capacity, or impacts on agricultural activities, provided that the baseline development capacity results in development that:
(1) continues the sustainable use of economically viable farmland for agricultural production;
(2) preserves large, contiguous and economically viable tracts of agricultural land;
(3) minimizes conflicts with adjacent and nearby agricultural, natural resource-based, and rural activities;
(4) maintains and enhances the viability of surrounding agricultural areas, including:
    (a) the profitability of farms;
    (b) land ownership patterns;
    (c) investments in farmland and farm equipment;
    (d) agricultural and rural support facilities and services;
(5) preserves and enhances the historic, cultural, recreational, and open space resources of the surrounding area;
(6) induces the need for or improves access to urban services and facilities;
(7) preserves and enhances environmentally sensitive areas and natural resource areas;
(8) is compatible with the scale, mass, intensity of use, height, and character of the rural landscape;
(9) preserves and protects existing vegetation, and uses or promotes the use of indigenous vegetation in the landscaping of new development.

d. Establishing Performance Levels for Rural Road Networks.
Muncipalities, in cooperation with counties and the New Jersey Department of Transportation, should ensure through master plans and development regulations that the level of development in the Rural Development Area does not create traffic demands which exceed the capacity of the rural road network to provide safe, efficient, and convenient access during peak traffic periods. This can be accomplished by maintaining:
(1) peak hour through traffic speeds of 35 mph on the local elements of the rural road network with a six second gap;
(2) peak hour unimpeded turning movements at unsignalized intersections with no more than a 15 second wait to complete the movement.

e. Coordinating Development Controls.
Counties and municipalities should coordinate development controls to maintain Rural Development Area character through the use of a combination of programs and techniques where appropriate including, but not limited to:
(1) public purchase of development rights and conservation easements;
(2) private and public transfer of development rights;
(3) public purchase of fee simple title;
(4) donation of conservation easements;
(5) public regulation, including sliding scale zoning and other alternative regulatory approaches.[4]

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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4. Examples of these approaches are provided in the following Technical Reference Documents:

Siemon, Larsen, Mattlin and Purdy, The Taking Issue, December 1987.

Freilich, Leitner, Carlisle and Shortlidge, Development Standards fo Limited Growth Areas, November 1987.

Freilich, Leitner, Carlisle and Shortlidge, Implementation Report, A 1987.

Policy 1.5 <u>Tier Six: Land Planning and Development: Contiguous Tracts of Land in Rural Development Areas</u>

Municipalities, counties, and State agencies should manage the use, intensity and location of development in rural development areas to protect and preserve large, contiguous tracts of farmland, and large contiguous tracts of natural land in an undisturbed condition.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Maintaining Agricultural Regions.</u>
The State, in cooperation with counties and municipalities, should ensure that plans, programs, regulations, and development maintain the economic viability and functional integrity of the four agricultural regions in the State.

b. <u>Maintaining Agricultural Areas.</u>
Municipalities, in coordination with the counties and the New Jersey Department of Agriculture, should encourage the maintenance of contiguous tracts of Agricultural Areas no smaller that one square mile. Agricultural Areas need not neccessarily be under single ownership, and should be maintained both within and across municipal boundaries.

c. <u>Maintaining Agricultural Sites.</u>
Municipalities, in coordination with the counties and the New Jersey Department of Agriculture, should encourage the maintenance of agricultural sites as follows:
(1) Non-agricultural development should minimize its effect on agricultural operations by providing an adequate buffer based on local conditions to buffer the sights, sounds, smells, and airborne and waterborne materials associated with agricultural operations. Buffers should be of indigenous vegetation to the greatest extent practicible; and
(2) The contiguity of agricultural sites should be maintained with minimum agricultural land units not less than 40 acres in area, where an agricultural land unit is defined to consist of one or more farms located adjacent to one another; and
(3) Development near agricultural sites should be located and designed to make the most efficient possible use of existing infrastructure.

d. Encouraging Concentration of Development.
Municipalities should require new non-agricultural development to be located near to existing non-agricultural development wherever feasible to minimize conflict with neighboring agricultural activities.

e. Maintaining an Open Space Ratio.
Municipalities should require non-agricultural development in a Rural Development Area to preserve at least 95 percent of the gross area of the development parcel in agricultural use and/or open space.

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.6 <u>Tier Six: Land Planning and Development: Local Road Network in Rural Development Areas</u>

Municipalities should manage development in rural development areas so that traffic generated by existing and future development in the rural development areas will not exceed the capacity of the local components of the existing rural road network to provide safe, efficient and convenient traffic movements during peak traffic periods.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Rural Transportation Capacity Analysis.</u>
Municipalities, in cooperation with counties and the New Jersey Department of Transportation, should ensure through master plans and development ordinances that the level of development in the Rural Development Area should not create traffic demands which exceed the capacity of the rural road network to provide safe, efficient and convenient access during peak traffic periods. This can be accomplished by conducting an analysis of the rural road system's current and projected useage. This analysis should consider the origin and destination of the existing and projected vehicles on the rural road network and ensure that the local land development generated traffic will not impact the rural character of the area. Rural character is defined as level-of-service, A as defined by the Transportation Research Board's "Highway Capacity Manual, Special Report 209" as amended, along all road links and intersections, both signalized and non-signalized, throughout the Rural Development Areas.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.7 Tier Six: Land Planning and Development: Maintain Landowner Equity

The State, in coordination with counties and municipalities, should continue to support existing programs and establish new programs, that are fully compatible with existing programs to maintain a fair value of the land. When these programs are applied to farmlands, priority should be given to farmland in Tier Six.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Coordinating Economic Mitigation Programs.
The State, counties, and municipalities should coordinate and participate in the implementation of economic mitigation programs to maintain landowner equity which include, but are not limited to, the following programs which either currently exist are are proposed to be established:
(1) acquisition of development rights; and
(2) transfer of development rights; and
(3) acquisition of fee simple title; and
(4) innovative land use controls, such as sliding scale zoning.[5]

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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5. Examples of these approaches are provided in the following Technical Reference Documents:
Siemon, Larsen, Mattlin and Purdy, The Taking Issue, December 1987.
Freilich, Leitner, Carlisle and Shortlidge, Development Standards of Limited Growth Areas, November 1987.
Freilich, Leitner, Carlisle and Shortlidge, Implementation Report, A 1987.

Policy 2.1 Tier Six: Capital Facilities Financing and Development: Planning

Municipalities should devise and adopt a Six Year Capital Improvement Program as required by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et. seq. This Capital Improvement Program should be related to a Local Infrastructure Needs Assessment. That Assessment should be reviewed by the Office of State Planning as part of its Statewide Infrastructure Needs Assessment pursuant to the New Jersey State Planning Act, N.J.S.A. 52:18A-199(b).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans.
Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 Tier Six: Capital Facilities Financing and Development: Streamlining

The appropriate State departments should review existing regulations, policies and programs with respect to infrastructure that affects development in Tier Six municipalities. The review should determine ways that restructuring and streamlining of those regulations, policies and programs can be achieved to maximize county and municipal infrastructure maintenance and improvement efforts.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Tier Six: Capital Facilities Financing and Development: Off-Tract/On-Tract

The appropriate State departments, counties and municipalities should not provide support for off-tract or on-tract capital facilities and services in rural development areas. Appropriate State departments, counties, and municipalities should develop, maintain and improve public facilities and services in hamlets, villages, towns, and corridor centers.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Regulating Off-Tract Improvements.
The State, counties and municipalities should regulate off-tract improvements to be provided by the private sector in Tiers 5, 6, and 7.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 <u>Tier Six: Capital Facilities Financing and Development: Open Space Acquisition and Recreational Development</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should prioritize the acquisition and development of existing open space for active or passive public recreational use. Counties and municipalities should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 Tier Six: Economic Development: Rural Affairs Council

The appropriate State departments should coordinate their efforts through a Rural Affairs Cabinet Council to ensure that State policies and programs promote a strong rural economy that supports agriculture and other indigenous rural and natural resource based activities, that also maintains a sustainable yield of farm products and natural resources. The Council should examine the effects of financial institution lending, government regulation, taxation, and other government policies and programs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.2 <u>Tier Six: Economic Development: Rural Economic Development</u>

Municipalities and counties, in cooperation with regional entities and State departments, should encourage economic development to locate in hamlets, villages, towns, and rural corridor centers. Development in rural development areas should be compatible with low density residential uses and low density non-residential uses that are related to or dependent upon natural resources or agricultural activities.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.1 Tier Six: Housing: Rural Housing Development

The appropriate State departments, counties and municipalities should encourage housing densities in rural development areas based on the carrying capacities of the natural and built environments. Housing development at higher densities should be located in rural communities and should provide a wide range of tenure and cost choices.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Analyzing Development Capacity in Rural Development Areas. Municipalities, in consultation with regional entities, counties, and the appropriate State departments should prepare master plans and development regulations that provide for densities of housing in rural development areas that are compatible with the development capacity of the area.

b. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 5.1 <u>Tier Six: Transportation: Planning</u>

The New Jersey Department of Transportation with other appropriate State departments, counties and municipalities should ensure that transportation planning is effective and coordinated with respect to municipal, county, regional and statewide planning. The planning should account for existing and anticipated land uses, traffic demands and regional concerns. Transportation planning should consider the objectives of Tier Six including the retention of farmland, the support of the agricultural economy and the maintenance of rural character.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Preparing Transportation Master Plans.</u>
Counties and municipalities should prepare Transportation Master Plans including the following:
(1) a study area consisting of an entire municipality, or group of municipalities if the perceived transportation problem is regional; and
(2) a detailed analysis of existing conditions including but not limited to:
(a) traffic volumes; and
(b) intersection conditions, specifically accident history, traffic controls and levels-of-service; and
(c) road link conditions, specifically accident history, traffic controls and levels-of-service; and
(d) pedestrian and bikeway systems, specifically accident history, modal interfaces, and capacity; and
(e) public transportation facilities including carpool and van pool staging areas specifically reviews of routes, schedules, system capacity as well as facility condition and utilization; and
(3) estimates of future demands on the road and transit network using standard transportation modeling techniques involving trip generation, trip distribution, modal split and network assignment analysis; and

(4) level-of-service standards for certain areas or intersections so that traffic flow can be considered acceptable. Different standards can be set for different parts of the community. When the Master Plan is developed, the level of improvement and resultant traffic flow with its identified improvement or deterioration should be judged and evaluated; and

(5) selection of desired implementation plan that leads development including mechanisms for implementation, systems to monitor plan effectiveness and schedules to reevaluate the transportation system.

b. Analyzing Demands Based on Future Land Use.
Each municipality should consider the future land use within its jurisdiction and test the capacity of the transportation systems ability to meet the future demands based on existing zoning allowances.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 6.1 <u>Sub-Tier 6B: Environmental Protection: Environmentally Sensitive Areas</u>

The State, regional agencies, counties, and municipalities should manage non-agricultural development in Environmentally Sensitive Areas (Sub-tier 6B) in accordance with the provisions contained in Environmentally Sensitive Areas (Tier 7).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Limiting Application of Tier 7 Guidelines.</u>
Only those Tier 7 guidelines that are appropriate to the local conditions in sub-tier 6B should be applied.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 6.2 <u>Sub-Tier 6B: Environmental Protection: Conservation Programs</u>

The State, counties, and municipalities should give priority to developing and implementing soil and water conservation and forestry management programs in Environmentally Sensitive Agricultural Areas, Sub-tier 6B. The programs should maintain the functional integrity of interrelated soil and water systems.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Tier 7: Environmentally Sensitive Areas

General Description:

Environmentally Sensitive Areas include valued ecosystems and wildlife habitats that have remained relatively undeveloped or rural in character. These areas include watersheds of pristine waters, trout streams, and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered or threatened plant or animal species; coastal and freshwater wetlands; prime forested areas; scenic natural landscapes; and other significant topographical, geological or ecological features that are significant to New Jerseyans.

Tier Delineation Criteria:

The boundary of an Environmentally Sensitive Area shall define an area which satisfies criteria 1, 2, and 3 below:

1. The area includes resident populations, together with neighboring non-residential development, corresponding to an average residential population density of less than 1,000 persons per square mile;
2. a. The area is not included in an existing or planned public sewer service area; or
   b. The area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the sewer service area;
3. The area encompasses one or more of the following environmentally sensitive features:
   a. Pristine waters designated by the New Jersey Department of Environmental Protection as Category I waters and their watersheds within and above the pristine water segment. Category I waters are defined to be those waters of particular clarity, color, scenic setting or other characteristics of scenic value, exceptional ecological or recreational significance, exceptional water supply significance or exceptional fishery resource value, including trout production waters; or
   b. Trout production and trout maintenance waters and their watersheds, as designated by the New Jersey Department of Environmental Protection; or
   c. Watersheds of existing or planned public potable water supply reservoirs; or
   d. Habitats of populations of endangered or threatened plant or animal species, as determined by the New Jersey Department of Environmental Protection; or
   e. Identifiable recharge areas for potable water aquifers related to wellfields and wellhead protection for community water systems; or

f. Coastal wetlands, as delineated by the New Jersey Department of Environmental Protection;
g. Contiguous freshwater wetlands systems, defined as a zone of biological diversity primarily supported by wetlands; or
h. Significant natural features such as critical slope areas, ridge lines, gorges and ravines, unique geological features, unique ecosystems, or areas designated in the Register of Natural Areas of the New Jersey Department of Environmental Protection; or
i. Prime forested areas, including mature stands of native species when in combination with one or more other environmentally sensitive features pursuant to these criteria; or
j. Natural landscapes of exceptional scenic value, when in combination with one or more other environmentally sensitive features pursuant to these criteria.

Management Policies and Guidelines:

In addition to the tier policies, Statewide policies and Regional Design System Policies are also applicable within the tier.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

Policy 1.1 Tier Seven: Land Planning and Development: Preservation of Natural Resources in Rural Development Areas

Municipalities, in cooperation with counties and appropriate State departments, should identify and protect from on-site development natural resources of local, regional, and state significance, including steep slopes, ridge lines, pristine watersheds, trout streams, wetlands, stream corridors, potable water supply reservoirs, aquifers and aquifer recharge areas, rivers, habitats of endangered and threatened plant and animal species, and unique natural systems in the rural development areas.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Identification of Natural Resources.
Counties and municipalities should prepare or update existing Natural Resource Inventories to include mapping of environmentally sensitive features and public and private open space.

b. Protection of Significant Natural Resources.
Municipalities should incorporate data from the Natural Resource Inventory in the Land Use element of the master plan and in development regulations to assure protection of environmentally sensitive natural resources of local, regional and State significance. Protection of these resources should be carried out in accordance with the statewide policies of the State Development and Redevelopment Plan.

c. Development Standards for Rural Development Areas.
Municipalities should ensure that all development in Rural Development Areas meet the following minimum standards:
(1) All point and non-point discharges should meet established water quality standards prior to reaching the boundary of any parcel of land or any surface body of water;
(2) All development should provide for 100% on-site detention of the net increase in surface water run-off that is created by the development;
(3) All development should be designed and located so as to preserve the maximum amount of natural vegetation on each development site, and in no case shall more than the area needed to provide a building pad, required off-street parking and accessway be cleared of natural vegetation;

(4) No development should be approved that impacts on identified endangered or threatened plant and animal species unless it is conducted in accordance with an approved plan for conservation or transplantation of the species.

d. Utilizing Best Management Practices.
All agricultural uses will utilize best management practices in controlling impacts on environmentally sensitive areas.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.2 <u>Tier Seven: Land Planning and Development: Rural Development Area Character</u>

Municipalities should manage the use, intensity, and location of development in the rural development areas to preserve and enhance its rural character. The factors that comprise rural character in a specified area should be locally determined.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Analyzing Development Capacity -- Maintaining Rural Character.</u>
Development capacity should be determined by analyzing the extent to which development may be supported while maintaining the character of Rural Development Areas. This determination should be made based on the extent to which public and private plans, programs, regulations, and development:
(1) preserves and enhances the historic, cultural, recreational, and open space resources of the surrounding area;
(2) induces the need for or improves access to urban services and facilities;
(3) preserves and enhances environmentally sensitive areas and natural resource areas;
(4) is compatible with the scale, mass, intensity of use, height, and character of the rural landscape;
(5) preserves and protects existing vegetation, and uses or promotes the use of indigenous vegetation in the landscaping of new development.

b. <u>Establishing Baseline Development Capacity.</u>
In the absence of a development capacity analysis for Rural Development Area character, municipalities should establish through master plans and development ordinances a base intensity for new development outside of corridor centers, towns, villages, and hamlets equivalent to an average of 100 persons per square mile. This base intensity should be increased or decreased where appropriate based on the results of analyses of local conditions regarding infrastructure capacity, natural resource carrying capacity, or impacts on agricultural activities, provided that the baseline development capacity results in development that:
(1) preserves and enhances the historic, cultural, recreational, and open space resources of the surrounding area;
(2) induces the need for or improves access to urban services and facilities;
(3) preserves and enhances environmentally sensitive areas and natural resource areas;

(4) is compatible with the scale, mass, intensity of use, height, and character of the rural landscape;
(5) preserves and protects existing vegetation, and uses or promotes the use of indigenous vegetation in the landscaping of new development.

c. Establishing Performance Levels for Rural Road Networks.
Muncipalities, in cooperation with counties and the New Jersey Department of Transportation, should ensure through master plans and development regulations that the level of development in the Rural Development Area does not create traffic demands which exceed the capacity of the rural road network to provide safe, efficient, and convenient access during peak traffic periods. This can be accomplished by maintaining:
(1) peak hour through traffic speeds of 35 mph on the local elements of the rural road network with a six second gap;
(2) peak hour unimpeded turning movements at unsignalized intersections with no more than a 15 second wait to complete the movement.

d. Coordinating Development Controls.
Counties and municipalities should coordinate development controls to maintain Rural Development Area character through the use of a combination of programs and techniques where appropriate including, but not limited to:
(1) public purchase of development rights and conservation easements;
(2) private and public transfer of development rights;
(3) public purchase of fee simple title;
(4) donation of conservation easements;
(5) public regulation, including sliding scale zoning and other alternative regulatory approaches.[6]

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6. Examples of these approaches are provided in the following Technical Reference Documents:

Siemon, Larsen, Mattlin and Purdy, The Taking Issue, December 1987.

Freilich, Leitner, Carlisle and Shortlidge, Development Standards fo Limited Growth Areas, November 1987.

Freilich, Leitner, Carlisle and Shortlidge, Implementation Report, A 1987.

d. Encouraging Concentration of Development.
Municipalities should require new development to be located near to existing development wherever feasible to minimize conflict with environmentally sensitive features and to ensure that at least 75 percent of the developable land is preserved in an undisturbed, natural condition.

e. Maintaining an Open Space Ratio.
Municipalities should require development in a Rural Development Area to preserve at least 95 percent of the gross area of the development parcel in agricultural use and/or open space for the protection and enhancement of environmentally sensitive features.

f. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.3 Tier Seven: Land Planning and Development: Contiguous Open Space Lands in Rural Development Areas

Municipalities, in cooperation with counties and appropriate State departments, should maintain master plans, development regulations, and capital programs which manage the use, intensity, and location of development in rural development areas to protect and preserve large, contiguous tracts and corridors of recreation, forest, or other open space land which protect sensitive natural and cultural resources in accordance with applicable Statewide and tier policies.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Preserving Contiguous Open Space Areas.
Municipalities, in cooperation with counties and the State, should preserve contiguous tracts of environmentally sensitive areas no smaller than 1,000 acres (not necessarily under single ownership) both within and across municipal boundaries, in addition to or including areas of less than 1,000 acres which are necessary and sufficient to protect endangered or threatened species habitats or other environmentally sensitive features.

b. Preserving Endangered and Threatened Species Habitats.
Municipalities, through master plans and development ordinances, ensure that endangered and threatened species conservation plans are be prepared in consultation with the New Jersey Department of Environmental Protection as part of a community impact assessment that demonstrates that proposed development and associated activities will not adversely affect the survival of designated species or any discrete population of the species. Endangered and threatened species conservation plans should include all of the following elements, to the extent applicable:
(a) An identification of known occurrences of the endangered or threatened species in the area based on consultation with the New Jersey Department of Environmental Protection and with other appropriate knowledgable organizations and individuals;
(b) An assessment of the habitat needs of the plants or animals that would be affected by development;
(c) A description of the means by which existing habitats are to be preserved from the impacts of development;
(d) A determination that the proposed development will not adversely impact the viability of the local threatened or endangered species population.

c. Encouraging Concentration of Development.
Municipalities should require new development to be located near to existing development wherever feasible to minimize conflict with environmentally sensitive features and to ensure that at least 75 percent of the developable land is preserved in an undisturbed, natural condition.

d. Maintaining an Open Space Ratio.
Municipalities should require development in a Rural Development Area to preserve at least 95 percent of the gross area of the development parcel in agricultural use and/or open space for the protection and enhancement of environmentally sensitive features.

e. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.4 Tier Seven: Land Planning and Development: Land Acquisition

The New Jersey Department of Environmental Protection, in cooperation with counties and municipalities, should ensure that open space and recreation lands in environmentally sensitive areas are given high priority for public acquisition in advance of development. Recreation facilities should be environmentally sound and of overall low intensity. Their development should not significantly reduce the level of service of existing public facilities and services.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Discouraging High Intensity Recreation Facilities.
The New Jersey Department of Environmental Protection, other appropriate State departments, counties, municipalities, and other entities that develop recreational facilities should prepare an environmental assessment or environmental impact statement to determine that recreational facilities will not require additional public services or adversely affect environmentally sensitive features.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.5 <u>Tier Seven: Land Planning and Development: Water Resources</u>

The State, regional agencies, counties, municipalities, and the private sector, should, through detailed plans, management programs, and development regulations, prevent degradation and maintain and enhance the capability of water resources to support potable water supplies, trout habitats and associated fisheries, and habitats of endangered and threatened species.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. <u>Ensuring Water Supply Protection.</u>
Municipalities should prepare environmental assessments or environmental impact statements for master plans, development regulations, and capital facilities programs to ensure that the capability of water resources to support potable water supplies, trout habitats and associated fisheries, and habitats of endangered and threatened species are maintained and enhanced.

b. <u>Recommending Alternative Guidelines.</u>
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.6 Tier Seven: Land Planning and Development: Water Quality in Rural Development Areas

Muncipalities, in consultation with counties and appropriate State departments, should manage the use and intensity of development in the rural development areas so that on-site wastewater treatment facilities, either individually or in combination with other development, are effective in protecting surface and ground water from pollution.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Applying the Nitrate Dilution Model.
In Rural Development Areas, development capacity for residential development should be determined by the use of a nitrate dilution model[7], with appropriate modifications to respond to local conditions, and a 3 milligram per liter of nitrogen or other equivalent measure of receiving body water quality.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

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7. Rogers, Golden, and Halpern, Nitrate Dilution Model, December 1988. Technical Reference Document #88-30. See also "Statewide Policies, Water Supply: Protection of Water Supply Sources: Development Regulations for Wastewater Disposal", Policy 1.4.

Policy 1.7 Tier Seven: Land Planning and Development: Water Supply in Rural Development Areas

Muncipalities, in consultation with counties and appropriate State departments, should ensure that development in the rural development areas will have safe and adequate on-site potable water sources that can be used without adversely affecting surface and ground water quality and quantity.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Development Capacity Analysis -- Maintaining Sustainable Yield.
Municipalities, in cooperation with counties and with the New Jersey Department of Environmental Protection, should ensure that development in Rural Development Areas is limited to the availability of potable water supplies on-site from a sustainable yield source.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 1.8 Tier Seven: Land Planning and Development: Local Road Network in Rural Development Areas

Municipalities should manage development in rural development areas so that traffic generated by existing and future development will not exceed the capacity of the local components of the existing rural road network to provide safe, efficient and convenient traffic movements during peak traffic periods.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Rural Transportation Capacity Analysis.
Municipalities, in cooperation with counties and the New Jersey Department of Transportation, should ensure through master plans and development ordinances that the level of development in the Rural Development Area should not create traffic demands which exceed the capacity of the rural road network to provide safe, efficient and convenient access during peak traffic periods. This can be accomplished by conducting an analysis of the rural road system's current and projected useage. This analysis should consider the origin and destination of the existing and projected vehicles on the rural road network and ensure that the local land development generated traffic will not impact the rural character of the area. Rural character is defined as level-of-service, A as defined by the Transportation Research Board's "Highway Capacity Manual, Special Report 209" as amended, along all road links and intersections, both signalized and non-signalized, throughout the Rural Development Areas.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.1 Tier Seven: Capital Facilities Financing and Development: Planning

Municipalities should devise and adopt a six year Capital Improvement Program as required by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-29 et seq. This Capital Improvement Program should be related to a Local Infrastructure Needs Assessment. That Assessment should be reviewed by the Office of State Planning as part of its Statewide Infrastructure Needs Assessment pursuant to the New Jersey State Planning Act, N.J.S.A. 52:18A-199(b).

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Maintaining Long Range Capital Facilities Plans.
Counties and municipalites should prepare and maintain capital facilities plans which are compatible with master plans, development regulations, and capital improvement programs.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.2 Tier Seven: Capital Facilities Financing and Development: Streamlining

The appropriate State departments should determine ways in which restructuring and streamlining of existing regulations, policies, and programs with respect to infrastructure can be achieved to maximize the maintenance and improvement of infrastructure necessary to support towns, villages and hamlets and to protect environmentally sensitive areas.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Streamlining Permitting Procedures.
The appropriate State departments should coordinate their efforts and simplify permitting processes by:
(1) eliminating obsolete, ineffective, inconsistent and redundant requirements;
(2) establishing closing dates by which permits or approvals must be granted;
(3) developing a checklist of documents required to grant approvals or permits.

b. Reporting Successful Efforts.
Successful efforts to streamline permitting procedures should be reported to the Office of State Planning on an annual basis.

c. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.3 Tier Seven: Capital Facilities Financing and Development: Infrastructure Priorities

The appropriate State departments, counties and municipalities should limit the expansion of capital facilities and services in Environmentally Sensitive Areas to those projects which are necessary to ensure public health and safety; to serve designated towns, villages, or hamlets; or to maintain or improve the quality of existing recreational resources in the area. Capital facilities and services should not result in adverse impacts on environmentally sensitive features and should not induce additional growth outside of designated Communities of Central Place.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Evaluating Secondary Impacts.
State departments, counties, and municipalites should prepare environmental assessments or environmental impact statements for all capital facilities projects in Tier 7 to ensure that the secondary (growth-inducing) impacts of the project do not destroy environmentally sensitive features.

b. Recommending Alternative Guidelines.
Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

Policy 2.4 <u>Tier Seven: Capital Facilities Financing and Development: Open Space Acquisition and Recreational Development</u>

Counties and municipalities, with funding assistance from the appropriate State departments, should prioritize the acquisition and development of existing open space for active or passive public recreational use. Counties and municipalities should encourage the use of both public and private sources of preservation funding to meet current and projected open space needs.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 3.1 <u>Tier Seven: Economic Development</u>

The New Jersey Department of Commerce, Energy, and Economic Development along with other appropriate State departments, counties and municipalities should encourage economic development to locate in hamlets, villages, and towns. Development in rural development areas should be compatible with low density residential uses and low density non-residential uses that are related to or dependent upon local natural resources and are compatible with the aesthetic natural and recreational character and delicate ecological balance of these areas.

Guidelines by which to measure consistency and compatibility with this Policy may be recommended by counties, municipalities, and other participants through cross-acceptance.

Policy 4.1 Tier Seven: Housing Development: Housing

The appropriate State departments, counties, and municipalities should encourage housing densities in rural development areas based on the carrying capacities of existing infrastructure and natural resources. Housing development at higher densities should be located in towns, villages and hamlets and should provide a wide range of tenure and cost choices. Housing develoment should be located and designed in a manner that is appropriate to and compatible with the aesthetic natural and recreational character and delicate ecological balance of these areas.

Guidelines by which to measure consistency and compatibility with this Policy include:

a. Analyzing Development Capacity in Rural Development Areas. Municipalities, in consultation with regional entities, counties, and the appropriate State departments should prepare master plans and development regulations that provide for densities of housing in rural development areas that are compatible with the development capacity of the area.

b. Recommending Alternative Guidelines. Counties, municipalities, and other participants may recommend equally effective alternative guidelines through cross-acceptance.

PART FOUR

MAPPING PROCEDURES AND CRITERIA

MAPPING PROCEDURES AND CRITERIA

INTRODUCTION

The State Planning Act stipulates that the State Development and Redevelopment Plan identify areas for growth, limited growth, agriculture, open space conservation, and other appropriate designations. Through the tier system, regional design system, and statewide policies the Preliminary State Development and Redevelopment Plan provides a first step toward the identification of these areas, a process that will be completed through cross-acceptance.

The areas illustrated in the Preliminary Cross-Acceptance Map in Volume I of the Preliminary State Development and Redevelopment Plan were derived by mapping the tier system based on available data representing existing conditions. The Preliminary Cross-Acceptance Map does not include areas developed since 1986, proposed development projects, corridor centers, villages, or hamlets. Nor does the Map represent an interpretation of existing county and municipal master plans or municipal zoning ordinances. These elements of the Preliminary State Development and Redevelopment Plan, together with other additional, updated, and more detailed information, are to be provided through the recommendations contained in county and municipal cross-acceptance reports and through other comments and recommendations received throughout the cross-acceptance

process. The recommendations resulting from the cross-acceptance process will be used to revise and refine the Preliminary Cross-Acceptance Map before the State Plan is adopted.

The tier system used in the Preliminary State Development and Redevelopment Plan defines eight classifications (seven tiers including one set of sub-tiers) of areas in which different growth management strategies are applied. Tier boundaries are delineated according to criteria which include several factors, summarized in Exhibit 4-3. The delineation of each tier in the Preliminary Cross-Acceptance Map may vary from the delineation criteria as a result of the limited amount, detail, and extent of data available for the Preliminary Plan. Therefore, this section describes the procedures used to delineate tiers for the purposes of the Preliminary Cross-Acceptance Map.

Tier mapping was composed of two phases, or tasks:

1. Tier factor mapping, and
2. Tier delineations.

Mapping was prepared at the scale of 1:24,000, or 1 inch = 2,000 feet. At this scale there are 172 maps, or quadrangles, that cover the state of New Jersey. Three existing planning regions, described in Volume II, Statewide Policies: Areas of Critical State Concern, are excluded from the tier system applied in the Preliminary Cross-Acceptance Map. When these areas, including the Pinelands, Hackensack Meadowlands District, and the Coastal Area (CAFRA), are excluded from the mapping effort, 127 maps remain for tier delineation (see Exhibit 4-1).

These quadrangles, or quads, correspond to the U.S. Geological Survey (USGS) 1:24,000 scale series of topographic[1] quads, and to a set of orthophotoquads. An orthophotoquad is an aerial photograph that is rectified to correct for airplane tilt and terrain relief. This yields a product with a scale that is constant throughout the photograph. These orthophotoquads (hereafter 'photoquad') were produced from black & white aerial photographs taken in March 1986, for the New Jersey Department of Environmental Protection (NJDEP), Office of Environmental Analysis. Each photoquad corresponds to a USGS topoquad in land area depicted, quad number and name.

All maps for this project were drafted on translucent film (mylar), so that they could be overlaid onto the photoquads. The photoquads were used as a base map for much of the tier mapping.

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1. Topographic maps depict relief by means of contour lines, and show predominant land use and cultural features.

TIER FACTOR MAPS

Tier boundaries are determined by a number of factors, some of which were mapped separately and then aggregated to contribute to delineating the tiers. Tier factor maps were prepared for Sewer Service Areas, Pristine Watersheds, Potable Water Supply Reservoir Watersheds, and Municipal Boundary Lines. Tier factor maps were reviewed by county planning agencies and NJDEP Division of Water Resources (for Sewer Service Area maps) prior to preparation of the Preliminary Cross-Acceptance Map to verify accuracy of the data.

Sewer Service Areas

Sewer service area maps were prepared using source maps obtained from counties, municipalities, sewerage authorities, and NJDEP, Division of Water Resources. These source maps were at various scales, including 1:24,000. When they were at a different scale, the information was transferred using common reference points on the source map and photoquad.

Sewer service areas indicated on the sewer service factor maps were classified into three categories which correspond to existing and planned areas for sanitary sewer service:

Sewer Service Areas - existing and planned sewer service areas that are within the jurisdiction of a sewage collection or treatment agency, and have been approved by NJDEP for sanitary sewers as part of a Water Quality Management Plan, Wastewater Facilities Plan, or Wastewater Management Plan (approved 201 or 208 planning areas);

Collection Areas - existing sewer service areas that are currently served by sanitary sewer lines. This designation was used only when no other information on sewer service areas was available; and

Proposed Areas - planned sewer service areas that are proposed for sewer service or for the extension of sewer lines by counties, municipalities, or sewerage authorities, but are not yet approved by NJDEP.

All three of the sewer service area categories satisfy delineation criteria for the Tiers. It is important to note, however, that the sewer service areas may be modified during cross-acceptance on the basis of additional data and recommendations. In addition, information regarding the capacity of existing and planned sewer service areas to accommodate new development was not associated with this mapping, although it should be considered in the cross-acceptance process.

Pristine Watersheds

Pristine watersheds were determined by identifying the land areas draining into water bodies classified by the New Jersey Department of Environmental Protection (NJDEP) as "Category One", "Trout Production", or "Trout Maintenance". The pristine watersheds factor map was compiled from two data sources. Water Quality Standards maps were obtained from the NJDEP, Division of Water Resources. One set of maps depicts Trout Waters (both production and maintenance) and their associated watersheds. The other set of maps shows Category 1 Waters (waters of high quality meriting protection from any measurable change). These data were traced onto copies of the Trout Waters maps. USGS Watershed Boundary maps, overlaid on the Category 1 Waters maps, were used to determine the watersheds of the Category 1 waters.

Reservoir Watersheds

Reservoir watersheds information was compiled from several data sources. Potable water supply reservoirs were identified in the NJDEP "Statewide Water Supply Master Plan for New Jersey." Watershed management areas, both public and private, were identified on a NJDEP Green Acres Program 'Public Open Space and Recreation Areas' map. The USGS Watershed Boundaries map was again used to determine the boundaries of these reservoir watersheds (similar to the Pristine Watersheds factor maps).

Public Open Space and Recreation Areas

Public open space and recreation areas are excluded from the tier system. These areas were identified using maps maintained by the NJDEP, Green Acres Program.

Municipal Boundary Lines

Where municipal boundary lines were needed to delineate tier boundaries, a Political Boundary Overlay, prepared by the NJDEP, Office of Environmental Analysis, was used.

Other Tier Factor Data

Other data will be used to delineate tiers during the cross-acceptance process, especially factors relating to agricultural or environmentally sensitive areas. These data either are not yet mapped or are available only at the county and local level, where they will be used to further refine tier delineations in the Preliminary Cross-Acceptance Map.

TIER DELINEATIONS

Tier boundaries were delineated by applying the criteria listed in the Preliminary State Development and Redevelopment Plan for each tier, to the extent data were available. Mapping of the tiers was done manually, at the quad scale (1:24,000), using the appropriate tier factor maps to determine boundaries. The photoquads were used as base maps throughout this process.

In the absence of tier factor data of sufficient accuracy and detail, the Office of State Planning applied certain assumptions, or mapping conventions, in preparing the Preliminary Cross-Acceptance Map:

(1) Mapping Thresholds. In recognition of the regional nature of the tier system, tier boundaries were generalized where a direct interpretation of the tier criteria and of tier delineation factor maps would result in the delineation of a tier less than one square mile, or 640 acres, in size (see Exhibit 4-2). Certain of the data categories that will be included during cross-acceptance will use a minimum size of 1/2 square mile (320 acres). These will include habitats of endangered or threatened plant or animal species, coastal wetlands, and contiguous freshwater wetland systems (see Exhibit 4-3). Public open space and open water areas greater than one square mile were delineated on the tier map but were not classified into any tier.

(2) Agricultural Areas. Pending the identification of Tier Six Agricultural Areas based on local information through the cross-acceptance process, Agricultural Areas were mapped by interpreting photoquads to identify farmlands existing as of the date of the photoquad. As a general indication of the economic viability of agricultural areas in relation to developed and developing areas, a "buffer" of Tier 5, Exurban Reserve was delineated on the 1:24,000 scale preliminary tier delineation maps to maintain a distance of one mile between areas delineated as tiers 1, 2, 3, or 4 and tier 6A. This buffer was not established for lands identified as tier 6B, Environmentally Sensitive Agricultural Areas. This assumption will be superseded by information provided through the cross-acceptance process in consultation with County Agricultural Development Boards.

(3) Environmentally Sensitive Areas. The delineation of Tier Seven for the Preliminary Cross-Acceptance Map was limited to factors for which statewide data were available, and to areas generally greater than one square mile. These factors were population density, sewer service areas, pristine (Category I) watersheds, trout production and trout maintenance watersheds, and watersheds of existing or planned public water supply reservoirs. In addition to these areas, any are within any tier, irrespective of size, that contains environmentally sensitive features and meets the delineation criteria for Tier Seven should be nominated and

mapped based on local knowledge contributed through cross-acceptance for listing in the State Plan to be managed in accordance with Tier 7 strategies and policies.

In summary, the preliminary delineation of tiers reflects the limited scope and quality of information available to the Office of State Planning during the tier mapping process. These gaps or inaccuracies in information, as well as missing sets of information, will be corrected during the cross-acceptance process.

The below sequence was used to prepare the Preliminary Cross-Acceptance Map. Participants in the cross-acceptance process should refer directly to the tier delineation criteria to determine and recommend appropriate tier designations for any particular area.

1. Sewer Service Area factor maps were used to distinguish areas in Tiers 1, 2, 3, and 4 from areas in Tier 5, 6, and 7;
2. A density grid (see Exhibit 4-2) was applied within sewer service areas to identify those areas with an average population density of fewer than 1,000 persons per square mile, which were designated Tier 4;
3. Areas with an average population density of 1,000 or more persons per square mile based on use of the density grid were designated Tier 3 where they satisfied applicable tier criteria;
4. To distinguish between Tiers 1 & 2, Tier 1 municipalities were identified using the New Jersey Office of Management and Budget Municipal Distress List (see Exhibit 4-3). A fully developed

municipality located in the top one-third of the list meets the criteria for Tier 1. The Municipal Distress List is also used to identify Tier 3 communities (in the top one-third of the list);

5. Factor maps that display environmentally sensitive areas (Pristine Watersheds, Reservoir Watersheds) were used to identify Tier 6B and Tier 7 from Tier 5 and Tier 6A;
6. Manual interpretation of photoquads was used to tentatively identify potential agricultural areas to distinguish areas in Tier 6A from areas in Tier 5, and areas in Tier 6B from areas in Tier 7.
7. Tier boundaries delineated at 1:24,000 scale were manually transferred to the Preliminary Cross-Acceptance Map.

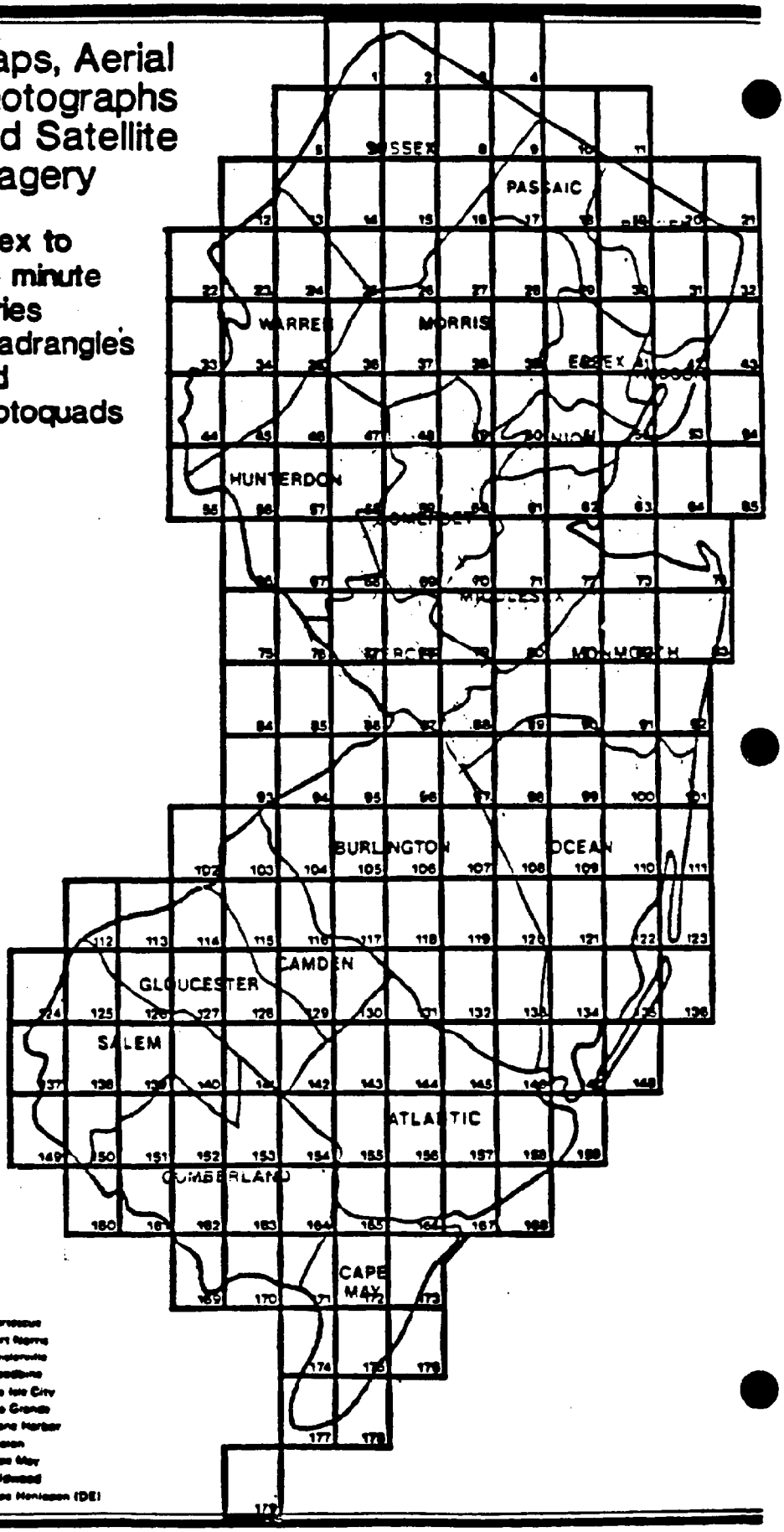
GEOGRAPHIC INFORMATION SYSTEM

Tier maps and tier factor maps have been entered (digitized) into the Office of State Planning's computerized geographic information system, or GIS. Although this may have resulted in the temporary generalization of some tier boundaries, use of the GIS will allow for relative ease of entering changes and corrections to the maps that will result through the cross-acceptance process. The GIS also enables tier maps to be produced accurately at any scale, either as individual quads or joined together to create a municipal, county, regional, or statewide view. Most importantly, the GIS will provide the basis for analyzing the patterns and impacts of future development in the State.

Exhibit 4-1

Maps, Aerial Photographs and Satellite Imagery

Index to 7.5 minute series Quadrangles and Photoquads

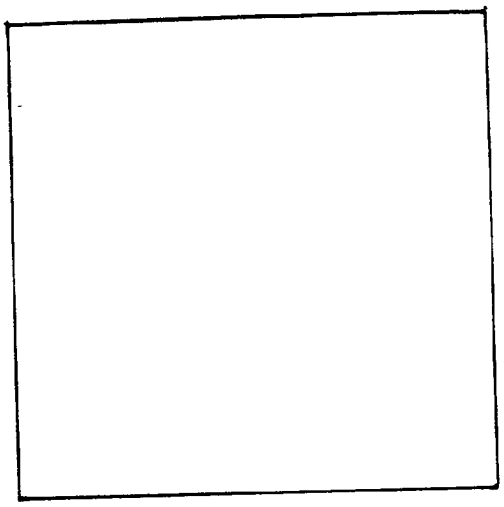


1 Milford (PA)
2 Port Jervis South
3 Unionville (NY)
4 Pine Island (NY)
5 Lake Maskenozha (PA)
6 Culvers Gap
7 Branchville
8 Hamburg
9 Wawayanda
10 Greenwood Lake (NY)
11 Sloatsburg (NY)
12 Bushkill (PA)
13 Flatbrookville
14 Newton West
15 Newton East
16 Franklin
17 Newfoundland
18 Wanaque
19 Ramsey
20 Park Ridge
21 Nyack (NY)
22 Stroudsburg (PA)
23 Portland
24 Blairstown
25 Tranquility
26 Stanhope
27 Dover
28 Boonton
29 Pompton Plains
30 Paterson
31 Hackensack
32 Yonkers
33 Bangor (PA)
34 Belvidere
35 Washington
36 Hackettstown
37 Chester
38 Mendham
39 Morristown
40 Caldwell
41 Orange
42 Weehawken
43 Central Park (NY)
44 Easton
45 Bloomsbury
46 High Bridge
47 Califon
48 Gladstone
49 Bernardsville
50 Chatham
51 Roselle
52 Elizabeth
53 Jersey City
54 Brooklyn (NY)
55 Riegelsville (PA)
56 Frenchtown
57 Pittstown
58 Flemington
59 Raritan
60 Bound Brook
61 Plainfield
62 Perth Amboy
63 Arthur Kill (NY)
64 The Narrows (NY)
65 Coney Island (NY)
66 Lumberville (PA)
67 Stockton
68 Hopewell
69 Rocky Hill
70 Monmouth Junction
71 New Brunswick
72 South Amboy
73 Keyport
74 Sandy Hook
75 Buckingham (PA)
76 Lambertville (PA)
77 Pennington
78 Princeton
79 Hightstown
80 Jamesburg
81 Freehold
82 Marlboro
83 Long Branch
84 Hatboro (PA)
85 Langhorne (PA)
86 Trenton West (PA)
87 Trenton East
88 Allentown
89 Roosevelt
90 Adelphia
91 Farmingdale
92 Asbury Park
93 Frankford (PA)
94 Beverly (PA)
95 Bristol
96 Columbus
97 New Egypt
98 Cassville
99 Lakehurst
100 Lakewood
101 Point Pleasant
102 Philadelphia (PA)
103 Camden
104 Moorestown
105 Mt. Holly
106 Pemberton
107 Browns Mills
108 Whiting
109 Keswick Grove
110 Toms River
111 Seaside Park
112 Marcus Hook (PA)
113 Bridgeport
114 Woodbury
115 Runnemede
116 Clementon
117 Medford Lakes
118 Indian Mills
119 Chatsworth
120 Woodmansie
121 Brookville
122 Forked River
123 Barnegat Light
124 Wilmington So. (DE)
125 Penns Grove
126 Woodstown
127 Pitman West
128 Pitman East
129 Williamstown
130 Hammonton
131 Atsion
132 Jenkins
133 Oswego Lake
134 West Creek
135 Ship Bottom
136 Long Beach NE
137 Delaware City (DE)
138 Salem
139 Alloway
140 Elmer
141 Newfield
142 Buena
143 Newtonville
144 Harbor City
145 Green Bank
146 New Gretna
147 Tuckerton
148 Beach Haven
149 Taylors Bridge (DE)
150 Canton
151 Shiloh
152 Bridgeton
153 Millville
154 Five Points
155 Dorothy
156 Mays Landing
157 Pleasantville
158 Oceanville
159 Brigantine Inlet
160 Bombay Hook (DE)
161 Ben Davis Point
162 Cedarville
163 Dividing Creek
164 Port Elizabeth
165 Tuckahoe
166 Marmora
167 Ocean City
168 Atlantic City
169 Fortescue
170 Port Norris
171 Heislerville
172 Woodbine
173 Sea Isle City
174 Rio Grande
175 Stone Harbor
176 Avalon
177 Cape May
178 Wildwood
179 Cape Henlopen (DE)

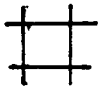
EXHIBIT 4-2

MAPPING THRESHOLDS

One (1) square mile grid:



Five (5) acre grid:



Two hundred (200) foot stream corridor scale:

NOTE: These were originally drawn on mylar film so that they could be overlaid on the photo-quad.

Exhibit 4-3:
SUMMARY OF
TIER DELINEATION CRITERIA FOR
THE PRELIMINARY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Tier 1: Redeveloping Cities and Suburbs

Redeveloping Urban and Suburban Areas are defined by municipal boundaries that satisfy criteria 1, 2, and 3 below:

1. The area is a fully developed municipality;
2. The area is a municipality listed within the top one-third of all municipalities on the New Jersey Office of Management and Budget Municipal Distress List (August 1988);
3. The area does not meet the criteria for Suburban and Rural Towns. (Tier 3).

Tier One Urban Centers

The Plan recognizes the special needs of older urban centers, which are the most distressed municipalities in the state. Municipalities qualify for the "urban center" designation when they meet the following additional criteria:

1. Classified as Urban Level 1 on the New Jersey Office of Management and Budget Distress List; and
2. Among the first 50 municipalities on the New Jersey Office of Management and Budget Municipal Distress List.

Municipalities which currently meet these criteria are the following:

1. Camden	9. Perth Amboy
2. Newark	10. New Brunswick
3. Jersey City	11. Asbury Park
4. Trenton	12. East Orange
5. Paterson	13. Plainfield
6. Union City	14. Atlantic City
7. Passaic Cty	15. Woodbury
8. Elizabeth	16. Long Branch

Tier 2: Stable Cities and Suburbs

The boundary of Stable Cities and Suburbs shall define an area which satisfies criteria 1, 2, and 3 below:

1. The municipality in which the area is located is within the bottom two-thirds of all municipalities on the New Jersey Office of Management and Budget Municipal Distress List (August 1988);
2. The area includes resident populations, together with neighboring non-residential development, corresponding to an average residential population density of 1,000 or more persons per square mile;
3. The area is adjacent to an area in a neighboring municipality classified as Redeveloping Cities and Suburbs (Tier 1) or Stable Cities and Suburbs (Tier 2).

Tier 3: Suburban and Rural Towns

The boundary of a Suburban and Rural Town shall define an area which satisfies criteria 1, 2, 3, and 4 below:

1. The area is a traditional center of population which may consist of adjacent parts of more than one municipality, and include residential and non-residential development corresponding to an average residential population density of 1,000 or more people per square mile;
2. a. The area is separated from the nearest tier 1, 2, or 3 areas by at least two (2) miles; or
   b. The municipality in which the area is located is within the top one-third of all municipalities on the New Jersey Office of Management and Budget Municipal Distress Index (August 1988) and includes substantial areas of land available for future development;
3. The area is currently included in an existing or planned public sewer service area;
4. The area includes sufficient developable land and redevelopable sites to accommodate a variety of housing and economic development opportunities.

Tier 4: Suburbanizing Areas

The boundary of a Suburbanizing Area shall define an area which satisfies criteria 1, 2, and 3 below:

1. The area includes resident populations, together with neighboring non-residential development, corresponding to an average residential population density of currently less than 1,000 persons per square mile;
2. The area is included in an existing or planned public sewer service area;
3. The area is adjacent to, and shares access to public facilities and services with, tier 1, 2 or 3 areas.

Tier 5: Exurban Reserve Areas

The boundary of Exurban Reserve Areas shall define an area which satisfies criteria 1, 2, 3, and 4 below:

1. The area includes resident population, together with neighboring non-residential development, corresponding to an average residential population density of currently less than 1,000 persons per square mile;
2. a. The area is not included in an existing or planned public sewer service area; or
   b. The area is in an existing public sewer service area of limited existing or planned capacity;
3. The area does not meet the criteria for Agricultural Areas (Tier 6);
4. The area does not include sensitive features characteristic of Environmentally Sensitive Agricultural Areas (Tier 6B) or Environmentally Sensitive Areas (Tier 7).

Tier 6: Agricultural Areas

The boundary of an agricultural area is to be determined in consultation with County Agricultural Development Boards, and shall define an area which satisfies criteria 1 and 2 below:

1. The area primarily encompasses productive agricultural land with long term economic viability used to produce crops, timber, livestock, poultry, dairy, or nursery products;
2. a. The area is not included in an existing or planned public sewer service area; or
   b. The area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the sewer service area.

Areas that satisfy delineation criteria for both Tier 6 and Tier 7 are designated as tier 6B, Environmentally Sensitive Agricultural Areas. Agricultural Areas that are do not satisfy delineation criteria for Tier 7 are designated as Tier 6A, Agricultural Areas.

Tier 7: Environmentally Sensitive Areas

The boundary of an Environmentally Sensitive Area shall define an area which satisfies criteria 1, 2, and 3 below:

1. The area includes resident populations, together with neighboring non-residential development, corresponding to an average residential population density of less than 1,000 persons per square mile;
2. a. The area is not included in an existing or planned public sewer service area; or
   b. The area is in an existing public sewer service area of limited existing or planned capacity or availability to serve future development outside the sewer service area;
3. The area encompasses one or more of the following environmentally sensitive features:
   a. Pristine waters designated by the New Jersey Department of Environmental Protection as Category I waters and their watersheds within and above the pristine water segment. Category I waters are defined to be those waters of particular clarity, color, scenic setting or other characteristics of scenic value, exceptional ecological or recreational significance, exceptional water supply significance or exceptional fishery resource value, including trout production waters;* or
   b. Trout production and trout maintenance waters and their watersheds, as designated by the New Jersey Department of Environmental Protection;* or
   c. Watersheds of existing or planned public potable water supply reservoirs;* or
   d. Habitats of populations of endangered or threatened plant or animal species, as determined by the New Jersey Department of Environmental Protection; or
   e. Identifiable recharge areas for potable water aquifers related to wellfields and wellhead protection for community water systems; or

f. Coastal wetlands, as delineated by the New Jersey Department of Environmental Protection;
g. Contiguous freshwater wetlands systems, defined as a zone of biological diversity primarily supported by wetlands; or
h. Significant natural features such as critical slope areas, ridge lines, gorges and ravines, unique geological features, unique ecosystems, or areas designated in the Register of Natural Areas of the New Jersey Department of Environmental Protection; or
i. Prime forested areas, including mature stands of native species when in combination with one or more other environmentally sensitive features pursuant to these criteria; or
j. Natural landscapes of exceptional scenic value, when in combination with one or more other environmentally sensitive features pursuant to these criteria.

*Only a, b, and c were mapped in the Preliminary Cross-Acceptance Map as Tier 7 areas.

In addition to areas delineated as Tier 7, any area within any tier, irrespective of size, that meets the above delineation criteria for tier 7 should be nominated and mapped during cross-acceptance to be considered for listing in the State Development and Redevelopment Plan to be managed in accordance with tier 7 strategies and policies.

PART FIVE

SUMMARY OF TECHNICAL REFERENCE DOCUMENTS

SUMMARY OF TECHNICAL REFERENCE DOCUMENTS

A number of Technical Reference Documents were prepared by the Office of State Planning for use in the preparation of this Preliminary State Development and Redevelopment Plan. These documents are listed in Exhibit 5-1.

The purpose of this section is to summarize the major findings, purpose, and context for each report, and to identify how the report was used in the preparation of the Preliminary Plan.

The full text of each report is available on request from the Office of State Planning.

Exhibit 5-1

Preliminary State Development and Redevelopment Plan
Technical Reference Documents

86-1 State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. Seq.); The Legal Document, 1/2/86

86-2 New Jersey Land Use Planning: Survey of Public Opinion, Volume I: Analytical Report; The Gallup Organization, 12/86

86-3 New Jersey Land Use Planning: Survey of Public Opinion, Volume II: Tabular Analysis; The Gallup Organization, 12/86

86-4 New Jersey Land Use Planning: Survey of Public Opinion, Volume III: Supplemental Report; The Gallup Organization, 12/86

86-5 Report on New Jersey Council of Affordable Housing; Siemon, Larsen, Mattlin & Purdy, 1/27/87

87-6 Report of Regional Planning Programs in New Jersey; Siemon, Larsen, Mattlin & Purdy, 1/27/87

87-7 The State Planning Process in New Jersey; Siemon, Larsen, Mattlin & Purdy, 1/27/87

87-8 Statewide Growth Management Programs in Other States; Siemon, Larsen, Mattlin & Purdy, 1/27/87

87-9 Summary of Public Opinion Poll; Office of State Planning, 1/30/87

87-10 Growth Management Approaches; Freilich, Leitner, Carlisle & Shortlidge, 2/25/87

87-11 Trends and Hard Choices: Setting Objectives for New Jersey Future; Office of State Planning, 2/87

87-12 State Planning Commission By-Laws; Legal Documents, 3/27/87

87-13 Environmental Management Standards; Siemon, Larsen, Mattlin & Purdy, 4/16/87

87-14 Implementation Report; Freilich Leitner, Carlisle & Shortlidge, 4/17/87

87-15 Infrastructure Needs Assessment; Slater, David, from Hammer, Siler Associates, 5/8/87

87-16 Technical Memoranda on Past Growth, Existing Conditions and Growth Protections; Slater, David, from Siler, George Associates, 5/8/87

87-17 Comparison of Infrastructure Costs for Alternatives; Wallace, Roberts, & Todd, revised 1/18/88

87-18 Delineation and Comparison of Alternative Futures; Wallace, Roberts & Todd, revised 1/18/87

87-19 The Preliminary Draft Plan: Policies and Standards; Wallace, Roberts & Todd, revised 1/18/88

88-20 The Tier Concept Applied to New Jersey; Wallace, Roberts, & Todd, revised 1/18/88

88-21 Trends and Patterns of Growth; Wallace, Roberts, & Todd, revised 1/18/88

88-22 Environmental Planning Elements; Rogers, Golden & Halpern, 1/87 revised 1/88

88-23 Market Trend Perspectives of New Jersey Business and Development Leadership: Slater, David, from Hammer, Siler, George Associates, 9/7/88

88-24 Development Standards for Limited Growth Areas; Freilich, Leitner, Carlisle & Shortlidge, 11/10/87

88-25 The Taking Issue; Siemon, Larsen, Mattlin & Purdy, 12/87

88-26 Municipal and County Cross-Acceptance of State Development and Redevelopment Plan (N.J.A.C. 17:32 et seq.); Legal Documents 1/30/88

88-27 The New Jersey Freshwater Wetlands Protection Act As It Relates to Stream Corridor Buffer Considerations in the State Development and Redevelopment; Rogers, Golden & Halpern, 1/11/88

88-28 Estimating Growth and Its Effect on Municipalities Under the Preliminary Plan; Office of State Planning, 1/88

88-29 Infrastructure Needs Assessment , Vol. II: Transportation; Office of State Planning, 1/88

88-30 Application of Nitrate Dilution Model; Roger, Golden & Halpern, 2/88, rev. 12/88

88-31 Suburban Technical Advisory Committee Report; Office of State Planning, 5/88

88-32 Infrastructure Technical Advisory Committee Report; Office of State Planning, 6/88

88-33 Peer Review Technical Advisory Committee Report; Office of State Planning, 6/88

88-34 Report of the Urban Policy Technical Advisory Committee; Office of State Planning, 6/88

88-35 Agriculture Technical Advisory Committee Report; Office of State Planning, 7/88

88-36 Housing Technical Advisory Committee Report; Office of State Planning, 7/88

88-37 Report of the Capital Facilities Technical Advisory Committee; Office of State Planning, 7/88

88-38 Report of the Environmental Assessment Technical Advisory Committee; Office of State Planning, 7/88

88-39 Report of the Rural Policy Technical Advisory Committee; Office of State Planning, 7/88

88-40 Report of the Transportation/Air Quality Technical Advisory Committee; Office of State Planning, 7/88

88-41 Report of the Economic Fiscal Impact Technical Advisory Committee; Office of State Planning, 8/88

88-42 Employment Trends and Projections; Office of State Planning, 11/88

88-43 Housing Trends and Projections; Office of State Planning, 11/88

88-44 Population Trends and Projections; Office of State Planning, 11/88

88-45 Analysis of Density and Public Costs; Office of State Planning (To be Completed)

88-46 Economic Trends and Projections; Office of State Planning, (To be Completed)

88-47 Growth Distribution and Fiscal Impact Model; Office of State Planning, (To be completed)

88-48 State-Administered Programs Affecting Urban Areas; Office of State Planning, (to be completed)

88-49 Regions of Communities: A Regional Design System for Developing and Redeveloping Communities of Place; Office of State Planning, (to be completed)

88-50 Tracking Growth and Change in New Jersey: A Framework for a Growth Management Information Program for the New Jersey State Development and Redevelopment Plan; ULI -- The Urban Land Institute, (to be completed)

ABSTRACT

86-2. New Jersey Land Use Planning: A Survey of Public Opinion
Volume I: Analytic Report
Report by The Gallup Organization
December 1986

This report summarizes the results of a public opinion survey which was commissioned by the New Jersey State Planning Commission. Overall, the Commission sought to determine New Jerseyans attitudes toward growth and development in the State as a whole, as well as in their own community. Other primary objectives were: to identify community characteristics that residents valued most and those that needed to be improved; to measure public opinion on revitilization of the state's urban areas; to determine opinion on the way growth is being managed as well as public confidence in different levels of government to control growth; and to measure attitudes regarding where growth should be concentrated.

The survey methodology was as follows. A representative sample of 1501 adult New Jersey residents were interviewd by telephone. Two measures were constructed to analyze the survey results; growth rate (residents were placed into one of three groups based on percent of increase in households in their zip code area), and stringency of government control of development (a stringency measure was constructed by subtracting the rating for current level of government control from the rating for the desired level of government control).

A summary of the major findings follows:

- Most New Jersey residents felt that the state (76%) and their town or city (71%) were good or excellent places to live. Residents saw both positive and negative consequences of growth, but when asked overall whether they felt development had made their community a better or worse place to live, a plurality of 38% said it had become a better place to live as a result of growth and development.

- Development issues were very much as part of the public's general consciousness. When asked their opinions of what is good and bad about New Jersey, the most frequently mentioned responses delt with development issues such as new housing, increased building, more population.

- Community characteristics that residents valued most were low crime rates, a clean environment, quality schools and physical appearance. Key community concerns were traffic, affordable housing, and local taxes.

- A comparison of attitudes on the impact of development with attitudes on the importance of community characteristics, indicated that the characteristics residents valued most were the same issues about which respondents felt development would have a negative impact.

- New Jerseyans expected that increased development would bring increased employment opportunities, better access to shopping, to public transportation and to cultural activities. The largest persentage saw a negative impact in the areas of traffic congestion, increased local taxes, higher crime rate, and a less clean environment.

- The preservation of the state's natural areas was very important to 71% of the respondents and somewhat important to 20%.

- A majority of New Jerseyans (52%) would like to see development concentrated in urban areas, and a majority (87%) were optimistic that the state's major cities could be revitalized.

- New Jerseyans were not highly "home rule" oriented. Forty percent favored a regional approach to planning while 52% believed towns and cities could best manage growth.

- A majority of respondents supported stringent control of development, although there was no consensus on which level of government should have primary responsibility.

ABSTRACT

86-3. New Jersey Land Use Planning: A Survey of Public Opinion
Volume II: Tabular Analysis
Report by The Gallup Organization
December 1986

Volume II presents the tabular analysis of a telephone survey of 1,501 randomly selected adult New Jersey residents which measured attitudes toward growth and development in the state. The results are broken down overall in terms of responses to questions and then more specifically by several other variables (e.g.,demographics, "rate of growth," employment status, length of residency, stringency of control on state growth and development, "preferred locations for future development," "effect of development on your town," method used to commute to work). Tabular results are also presented in terms of "areas of residency." Respondents were categorized according to zip code into nine areas of the state. The Northern areas of the state consisted of Newark, Route 80, Route 78. The Central areas were Route 1, North Coast and Toms River, and the South contained the areas of Camden, Atlantic City and Cape May.

ABSTRACT

86-4. New Jersey Land Use Planning: A Survey of Public Opinion
Volume III: Supplemental Report
Report by The Gallup Organization
December 1986

This paper presents a further analysis of the New Jersey Land Use Planning survey results through refined geographic definitions. In order to increase the sample size so that statistically significant comparisons between regions could be presented, the originial nine regions were combined into larger groupings with shared characteristics. The groupings were: Northeast (Newark), Corridors (Route 80, Route 78, Route 1), Shore (North Coast Toms River, Atlantic City, Cape May) and Camden (Camden).

Overall, this regional analysis allows insight as to the differences in attitudes toward quality of life and development issues among residents of North, Central, and South Jersey. Results showed the residents of the corridors were significantly more likely (83%) than those from other parts of the state (73%) to rate New Jersey as an excellent or good place to live. Respondents from the northern part of the state (including the corridors) were more likely (22%) than those from the shore areas and South Jersey (16%) to think that their communities would become less attractive over the next 5-10 years. A slightly larger proportion of those who live in the corridor areas (28%) compared to the rest of the state (21%) thought that the way present development was taking place in their community made it a worse place to live. Residents from the southern portion of the state (56%) were more likely than those from the north (46%) to favor local control for growth and development. Respondents from the corridor communities were more likely to name county government and residents in the northeastern part of New Jersey were more likely to believe that state government was best suited. In examining issues of conservation, results demonstrated that residents of the northeastern communities were the least likely (68%) to say that the natural areas of the state were very important to them personally, and those from the shore towns were most likely ((81%) to say that natural areas were very important to them. Sixty percent of the shore community residents also said that natural areas were threatened a great deal by increasing growth and development.

Abstract

86-5. Report on New Jersey Council on Affordable Housing
Report by Siemon, Larsen, Mattlin & Purdy
January 27, 1987

As a result of the New Jersey Supreme Court's Mount Laurel decisions, he State Legislature adopted the Fair Housing Act, which stated that every municipality in a growth area had a constitutional obligation to provide a fair share of its region's present and future need for low and moderate income housing. The Act created the Council on Affordable Housing (COAH) to define housing regions, to estimate the present and prospective need for low and moderate income housing in each region and in the State, and to provide population and household projections for each housing region and the State as a whole. Each municipality is required to prepare and adopt a Housing Element as part of its Master Plan. A municipality may decide to meet part of its obligation through a Regional Contribution Agreement (RCA), a voluntary contractual arrangement in which one municipality transfers up to one-third of its fair share obligation to another municipality. All Housing Elements and RCAs must be reviewed and certified by COAH.

The Fair Housing Act calls for coordination between COAH and the State Planning Commission (SPC) in four areas. COAH's calculations of future low and moderate income housing needs must consider economic projections prepared by SPC; municipalities must adjust their calculations of present and future fair share whenever the patten of development is contrary to the SPC's State Development and Redevelopment Plan; SPC must annually provide the Council with six-year projections for economic growth, development, and decline in each housing region; and county planning boards or other county agencies must consider the State Development and Redevelopment Plan in their review of RCAs.

Abstract

87-6. Report on Regional Planning Programs in New Jersey
Report by Siemon, Larsen, Mattlin, & Purdy
January 27, 1987

The Hackensack Meadowlands and the area known as the Pinelands are the two major regions in New Jersey designated as areas of critical concern, thus requiring special protection from water and air pollution as well as special arrangements for the disposal of solid wastes. The Hackensack Meadowlands Development Commission (HMDC) and the Pinelands Commission are independent political subdivisions of the State, established to exercise public and governmental functions for the purpose of preserving the delicate natural balance of the ecology in their respective jurisdictions.

The Meadowlands District, a large tidal marsh-estuary system, encompasses approximately 32 square miles within Bergen County, Hudson County, and fourteen municipalities in northeast New Jersey. The Hackensack Meadowlands Reclamation and Development Act gives the HMDC the authority to prepare and adopt a Master Plan that sets forth standards; to provide solid waste disposal facilities; and to undertake its own redevelopment projects. The Act renders null and void any local code that is inconsistent with the Master Plan.

The Pinelands, an expanse of forest covering about one million acres in southern New Jersey, approximately one-quarter of the State, is located within 52 municipalities. As a result of the adoption of the Pinelands Protection Act, a Comprehensive Management Plan has been implemented consisting of specific policies; programs; rules for the certification of county, municipal, and federal installation plans and land use ordinances; rules governing the review of development proposals; and detailed minimum standards for development or construction within the Pinelands Area.

Abstract

87-7. The State Planning Process in New Jersey
Report by Siemon, Larsen, Mattlin & Purdy
January 27, 1987

An analysis of recent laws that support state or regional participation in land use planning, particularly the New Jersey State Planning Act (Chapter 52:18A-196 et seg.), provide a wider perspective of growth management efforts within the State. Although New Jersey has a long history in state and regional planning, land use decisions traditionally have been a responsibility of local government. The Planning Act creates a State Planning Commission and an Office of State Planning to establish a cooperative planning process in which State, county and municipal governments participate. This integrated planning approach will generate a comprehensive plan, the State Development and Redevelopment Plan, and an Infrastructure Needs Assessment every three years to ensure the growth, development and renewal of the State and the conservation of its natural resources.

The Plan will identify areas for growth, limited growth, agriculture, and open space preservation. Compatibility between the Plan and local and county land use plans will be negotiated during the "cross-acceptance" process. The result will be a vertically integrated set of local, regional and state planning objectives that considers land use issues, housing, economic development, transportation, natural resource conservation, farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

Abstract

87-8. Statewide Growth Management Programs in Other States
Report by Siemon, Larsen, Mattlin & Purdy
January 27, 1987

Analysis of statewide planning initiatives implemented in the states of Oregon, Hawaii, Florida and Vermont indicate various degrees of success. Successful implementation is predicated upon the formulation of comprehensive objectives with mandatory implementation procedures that necessitate coordination among all levels of government, and equal emphasis on both regulatory and planning aspects of land use laws.

Oregon's successful land use planning revolves around its detailed and mandatory "19 Statewide Planning Goals". Each city, county, and State agency is required to submit comprehensive plans and land use regulations to the Land Conservation and Development Commission (LCDC) for an "Acknowledgement of Compliance" with statewide goals. Compatibility of local decisions with statewide goals is ensured by administrative enforcement orders, judicial orders from the Land Use Board of Appeals or revenue withholding.

In the State of Hawaii, the 1961 Land Use Law classifies all land into designated growth areas (urban districts) under the authority of Hawaii's four counties; conservation lands administered by the State; and agricultural and rural districts, in which counties retain basic zoning authority but the State identifies permitted land uses. The 1978 Hawaii State Plan establishes statewide development goals, objectives, and policies; coordination between State and local governments; and an implementation system for the State Plan. The State Plan Policy Council submits recommendations to the State Legislature for final regulatory decisions. The primary goal is the preservation of agricultural land.

The State of Florida's 1985 State Comprehensive Plan represents a top-down planning structure by stipulating approximately 300 broad policy statements addressing 25 subjects of statewide significance. Although the planning implementation process attempts to maintain consistency between State Agency functional plans, regional policy plans and local comprehensive plans, initial Plan implementation has been difficult due to the concerns of local officials.

Vermont's 1969 Environmental Control Law is a response to a significant increase in recreational development. This Act establishes a statewide system for regulatory control of larger-scale development. Approximately one-third of all development in the State must receive permits from "District Environmental Commissions". This statewide regulatory system is effective as a means to control the impacts of development, but it lacks integration between state programs and actions and local governments' land use plans and decisions.

Abstract

87-9. Summary of Public Opinion Poll
Report by Office of State Planning
January 1987

The New Jersey State Planning Commission, in accordance with the State Planning Act (Chapter 52:18A-196 et seq.), authorized a survey of public opinion concerning land use planning within New Jersey. A sampling total of 1,501 adult New Jersey residents was interviewed by telephone between December 5 - 14, 1986 by the Gallup Organization.

The objectives of the poll included the identification of community characteristics that residents value most and those they perceive as needing improvement; the attitudes of residents toward development in their own communities and in the State as a whole; the level of public confidence in various levels of government to control growth; residents opinions concerning the location of concentrated growth and the importance of preserving natural and other resources; and public opinion on the feasibility and desirability of the revitalization of the State's urban areas.

New Jersey residents tend to be satisfied with the quality of life in their communities and are optimistic about the future of the State. More than 75% of those surveyed stated that New Jersey was a good or excellent place in which to live, and most residents (73%) expect that the quality of life in New Jersey will remain unchanged or will improve in the next 5 to 10 years.

Continued development is generally perceived as positive, with over 55% of the respondents expecting greater employment opportunities and improved access to shopping. Serious concerns were expressed, however, about the effectiveness of current attempts to control development's impact upon the quality of life currently enjoyed. A substantial number of respondents believed that continued development will increase traffic congestion (78%), housing cost (77%), local taxes (63%), and the local crime rate (59%). As a result of development, 49% of those surveyed anticipated a less healthful environment and 36% expected a less attractive community. Almost 90% of respondents believe that the State's natural resources are threatened by development. More than half (52%) of those surveyed indicated that future development should be located in cities, with 87% of respondents believing that it is possible to revitalize the State's urban areas.

The majority of respondents support stringent control over development (75% favor strict or very strict governmental controls), but only 22% believe that existing government controls can be characterized in those terms. There was no consensus as to what level of government should exercise primary responsibility over development. Only 52% of those interviewed believed local government was the appropriate source of governmental authority over development, while 40% supported regional level control.

ABSTRACT

87-10. Growth Management Approaches
Report by Freilich, Leitner, Carlisle & Shortlidge
February 25, 1987

The purpose of this report is to assist The State Planning Commission in the process of considering possible strategies designed to implement its established goals and objectives within the overall context of the State's growth management program. The report is divided into two main parts. The first is a brief introduction to growth management. The second part presents the following four theoretical approaches to growth management: 1) "Tier" System; 2) Capital Facilities - Driven System; 3) Areas of Critical State Concern/Development of Regional Impact System; 4) Trend Development System.

Each of the above approaches is presented in the order in which it conforms to the principles of the functional planning area concept. The first approach allows for the greatest degree of state control, whereas the fourth approach allows for the greatest degree of municipal control.

The report indicates that analysis as to the legality or availability under New Jersey constitutional, statutory and case law of the above strategies has not yet been undertaken. After a growth management approach is selected, however, those strategies which can be lawfully implemented will be identified, as will the necessary implementation legislation. The report also emphasizes the fact that the approaches identified above are, indeed, not the only approaches that might be devised, nor are they mutually exclusive.

ABSTRACT

87-11. Trends and Hard Choices; Setting Objectives for New Jersey Future

Report by Office of State Planning
February 1987

The purpose of this report is to identify a set of planning goals and objectives for the State of New Jersey. These goals and objectives were formulated as a direct result of the following: 1) the provisions of the 1986 "State Planning Act;" 2) an overview of trends and conditions in New Jersey; 3) the results of a public opinion poll of New Jersey residents which dealt with attitudes on issues related to growth and development in the State; 4) testimony from citizens and governmental officials which was given during a series of public meetings in January 1987. An overall framework of New Jersey's tradition of "home rule" concomitant with legitimate State level interests undergirds the formulation of goals and objectives, as well as their implementation.

More specifically, this report examines the following growth trends and issues in the State: changes in population density; agriculture; open space; water resources; air quality; road systems; housing; urban areas; public financing. As a direct result of the State's "growth explosion," the resolve to devise a system of growth management becomes clear. Also, as a result of New Jersey's planning experience, the setting of goals and objectives reflect the importance of a cooperative planning process which includes local, county and State participation. The process of cross-acceptance is essential in the implementation. The inclusion of results of the statewide poll of residents, is also viewed as essential in the setting of goals and objectives. (A summary of residents concerns re: growth, governmental coordination, housing, cities, natural resources...is therefore included.)

The report concludes with the formulation of eight goals, as well as specific objectives for meeting these goals. Setting objectives for New Jersey's future requires establishing priorities and making choices which would work toward accomplishing these priorities. Viewing New Jersey's planning process as a whole "system" of interrelated parts, would allow for the rational accomplishment of the above.

Abstract

87-13. Environmental Management Standards
Report by Siemon, Larsen, Mattlin & Purdy
April 16, 1987

Environmental management standards are presented in this paper that are designed to protect New Jersey's water quality and quantity, air quality, coastal zone resources, freshwater wetlands, wildlife habitats, rare and endangered plants, floodplains, and scenic corridors. In addition, on-site development performance standards provide specifications for development in conservation and open space as well as agricultural areas. The issues addressed include the character, location and magnitude of development in environmentally-sensitive areas and the recommended land use patterns that ensure attainment of air quality goals. Recommendations for the implementation of the environmental management programs include descriptions of proposed local land use regulations, intergovernmental agreements between contiguous local governments, modifications to state agency programs, and new programs.

ABSTRACT

87-14. Implementation Report
Report by Freilich, Leitner, Carlisle & Shortlidge
April 17, 1987

The purpose of this report is to describe strategies, both broad and specific, which are designed to implement the policies and standards developed for each of the eight tiers of the April 1987 draft of the State Development and Redevelopment Plan. Tier delineation, however, is not meant to be static. Therefore, these implementation strategies do provide procedures for formal shifts of land from one tier to another, generally coinciding with the statutorily required revision of the Plan every three years. Moreover, the implementation suggested, allows for application of the strategies for one tier to be applied in other tiers when justified by the particular local conditions.

The principal criteria for implementation, as emphasized in this report, are the achievement of the following objectives: 1) to reduce sprawl; 2) to protect environmentally sensitive areas; 3) to stimulate development in urban areas; 4) to channel growth into nodes within designated transportation corridors. The strategies suggested support the accomplishment of the overall goals, along with consideration of the more specific objectives (e.g., with reference to "older suburbs," the prinicipal objectives are retention of the existing population and employment base, revitalization of viable existing neighborhoods, promotion of infill development and redevelopment of specified areas).

The State, its agencies, counties and municipalities all have a role in implementation. The ultimate goal, which undergirds those implementation strategies, is the establishment of consistency between all State agency plans, local plans, and the State Plan.

ABSTRACT

87-15. Infrastructure Needs Assessment
Report by Slater, David from Hammer, Siler, George Associates
May 8, 1987

Selected state capital infrastructure needs and projected revenue patterns are quantified in this paper. Infrastructure includes: water, sewer, transportation, solid waste, flood protection/storm water management, shore protections and education. Capital improvements are defined as those sites and facilities which are associated with the expansion or the retention of the existing physical system.

In order to assess the capital planning and revenue distribution process, as well as the cost of infrastructure required by forcasting growth, personal interviews and telephone interviews were conducted with representatives of state agencies, educational institutions and authorities. Additional information was requested in writing.

The data collected for the purposes of this report had several weaknesses. In many cases the year of 2010 exceeded any agency or authority capital planning need projections, therefore the gap was filled utilizing techniques such as trend analysis, preliminary internal staff projections, and calculation of ratios between usage levels and capital program/need. Briefly, other weaknesses were as follows: some authorities do not utilize capital program/need projections; some data was not available on a sub-state basis; projections were sometimes inconsistent in terms of years and dollars; many agencies do not have adopted master plans; some agencies/authorities were unable to release internal projections or estimates.

Capital need projections (as well as revenue projections) were made for two periods (1988-1993 and 1994-2010), for infrastructure groups which were presented in order of their relative importance to converting raw land to urban densities. In most cases, need exceeded revenue, and a total need of at least $48.5 billion was documented as was a revenue potential of $29.2 billion, leaving a gap of $19.3. Specific estimated gaps were as follows: for roads and bridges, $3,685,000; for N.J. Transit, $3,617,460; for aviation, $125,805; for sewerage,$3,534,589; water supply, $1,197,563; flood control/storm water was $61,728; solid waste, $6,249,026; and for shore protection it was 823,231. (Data was presented in thousands of constant 1986 dollars.)

ABSTRACT

87-16. Technical Memoranda of Past Growth, Existing Conditions and Growth Projections

Report by Slater, David from Hammer, Siler, George Associates
May 8, 1987

This paper describes past and present development patterns of economic growth in New Jersey and the concomitant employment and population trends. Future growth forecasts are also presented. New Jersey's development is described as a result of its proximity to New York and Philadelphia. Less expensive land in New Jersey accomodated residential, warehousing, and manufacturing growth. The need for services to support the population affected growth and development and, at the same time, New Jersey's government, tourist, and agricultural industries impacted upon the State's development patterns. Presently, the pharmaceutical, medical, biological sciences, communications, and information processing industries are examples of high technology industries which proliferate in the State.

As employment opportunities have expanded, population in New Jersey has also increased greatly. From 1970 to 1985, the State's population increased by 5.5 percent. The greatest amount of growth was in counties which were particularly accessible to increasing suburban job opportunities (Ocean, Middlesex, Monmouth, Burlington, and Sussex). Counties located closest to Manhattan lost population. Because of deteriorating neighborhoods and public services and competition for land for non-residential uses, these counties were not as competitive for residential investments. By 1984, New Jersey's employment had reached 3.3 million jobs located in the State, and nearly two-thirds were held by people who lived in the county where the job was located.

Overall, the shift from a strong manufacturing and agricultural focus to a service producing economy, has affected growth in the State. The change varies throughout the State, with the majority of the concentration of service industries being in the Northern region. While the Southern region has retained much of its agricultural focus, there are established and growing urban, employment, and population concentrations. Geographical patterns of employment are also examined via their relationship to highway corridors. Other market forces which effect development, such as real estate costs and rental rates are also discussed. Using a selection of appropriate forecasts several employment and population projections (through 2010) are presented by county and municipality as are several at-place employment forecasts.

ABSTRACT

87-17. Comparison of Infrastructure Costs for Alternatives
Report by Wallace, Roberts & Todd
June 1, 1987
Revised January 18, 1988

New growth projected under the Plan in the form of population, households, and jobs, would be expected to generate increased infrastructure needs. This paper describes an assessment method used to identify infrastructure costs associated with new growth under each of the three alternative concept plans (Trend, Maximum Concentration, and Corridors/Nodes). The infrastructure evaluation model devised was applied to the alternative concept plans with regard to "on-site and site-related" costs and "off-site" costs.

Briefly, in order to determine these costs, it was necessary to define the total area that would be developed under the Plan in each tier. The characteristics of this new development were identified (e.g., ratio of single family to one family dwelling units, office floor area ratios, multi-family dwelling unit densities). These factors were then applied to projected population and jobs by tier, through the year 2010, by various methods to determine non-residential and residential acres developed. Estimates of on-site and site-related costs by tier were obtained. Information regarding estimated characteristics of future development by tier were applied to determine need and cost of the following: major collector and minor arterial roads; schools; sanitary sewers; public water; open space.

Total "on-site and site related" infrastructure costs including costs of local and minor collector roads, storm water management and local open space were determined to be $8.5 billion for Trend, $5.0 billion for Maximum Concentration, and $6.4 billion for the Corridors and Nodes Alternative. Total "off-site" infrastructure costs were $5.3 billion under Trend, $3.4 billion under Maximum Concentration, and $4.2 billion under Corridors and Nodes Alternative.

ABSTRACT

87-18. Delineation and Comparison of Alternative Futures
Report by Wallace, Roberts & Todd
June 1, 1987
Revised January 18, 1988

The purpose of this paper is to present three alternative growth policies, examine the way that each impacts upon various growth tiers, and to compare key features of each alternative. The policies examined are as follows: 1) a continuation of existing trends; 2) maximum concentrated growth; 3) corridors and nodes development. The last two policies provide the basis for definition of a preferred alternative to be developed as the Plan, while the first alternative (that of "a continuation of existing trends") provides a measure for evaluating the degree to which the others would shape the future. Also, estimates of growth in population and employment under the alternative concepts are discussed.

The Maximum Concentrated Alternative is seen as the most ambitious with respect both to increasing population and employment growth in the older urban areas and older suburbs, and limiting growth in the future urbanizing, agricultural, and conservation areas. The Corridors and Nodes Alternative also accomplishes the above, however less dramatically. Statewide population growth under the Maximum Concentration Alternative was projected to be 13.8%. Under the Corridors and Nodes Alternative, it was 15.3% in comparison to 17.1% under trend growth.

Several comparisons of alternative futures are presented. Major conclusions concern the following: restricting growth in sensitive areas and its effect re:growth in cities; the effect of concentrating development in older urban areas re:population growth and employment growth; employment investment; the effect of concentrating growth re:changing lifestyles and values of new residents; and the ability of the State to realize most of its full economic development potential within the guidelines of the above policies.

ABSTRACT

87-19. The Preliminary Draft Plan: Policies and Standards
Report by Wallace, Roberts & Todd
June 1, 1987
Revised January 18, 1988

The purpose of this document is to outline the intent of the New Jersey Development and Redevelopment Plan through a series of policies and standards which address statewide concerns within specific management areas as well as concerns common throughout one or more of the tiers. Overall, in terms of statewide policies, the suggestion is made that major state infrastructure improvements would be approved and funded where they support and realize the objectives of the Plan (e.g., assistance would be provided for infrastructure improvements within urban areas). Specific density and intensity standards are also suggested which reinforce the intent of the Plan. These standards are presented within the context of the tier delineations.

Infrastructure needs are also addressed in terms of three categories: statewide; onsite; off-site. For example, suggestions for Statewide infrastructure in urbanized areas are as follows; it should be focused upon facilities improvements, it should support funding of Urban Development Corporations (which would be empowered to build low cost as well as "affordable" housing), it should support construction of major urban amenities and joint public-private investment. In Corridors and Nodes, State investment should be directed to mass transit improvements and detailed planning, design and land management by State-funded development entities. Major infrastructual improvements in future urbanizing, agricultural, and conservation areas should be directed to the acquisition of agricultural development rights, open space and recreational management, and environmental preservation systems. On-site and off-site infrastructures are also discussed with the tier framework.

ABSTRACT

88-20. The Tier Concept Applied to New Jersey
Report by Wallace, Roberts & Todd
June 1, 1987,
Revised January 18, 1988

This paper describes the rationale for selecting the conceptual framework (i.e., "the tier" concept) which would be used by the State to, overall, ensure the management of growth and development in New Jersey, and more specifically, to characterize areas of the state in terms of "shared characteristics related to growth." It was determined, that in order to best meet the charge of the State Planning Commission, this framework must express degrees of urbanization. Indicators to reflect the above (e.g., "population density," extent and location of existing public sewer systems") were then selected.

The Tier system, as described for New Jersey, consisted of a total of eight tiers, subcategorized as growth and limited growth areas. In addition to these policy areas, three types of management areas (e.g., "major growth corridors," "areas of special state jurisdiction," "environmental management overlays") are also described.

ABSTRACT

88-21. Trends and Patterns of Growth
Report by Wallace, Roberts & Todd
January 1, 1987
Revised January 18, 1988

New Jersey's historic patterns of growth as well as its future growth trends are briefly examined in this paper. In linking the State's growth to the following two patterns, it suggests that these are of critical importance in devising a growth management program for the State: 1)New Jersey's growth and development has traditionally been related to its proximity to both Philadelphia and New York; 2) Growth has historically occured, and will be likely to continue to occur in the future, along major transportation corridors.

Also suggested, is the fact that the portion of future growth that has already been approved for development, but that has not yet been built, (i.e.,"pipeline" development) be taken into account. Systematic monitoring of this "committed development" would result in a more accurate assessment of trends as well as of the effects of the State Development and Redevelopment Plan. The establishment of a regular format for County reporting to the OSP will permit consideration of this data. In analyzing a portion of "pipeline" data currently available, the paper suggests that as much as 15-20% of total growth in the State through 2010 "may already be committed in location, density, and type of development."

Abstract

88-22. Environmental Planning Elements of the New Jersey State Development and Redevelopment Plan

Report by Rogers, Golden & Halpern
June, 1987
Revised January, 1988

Development in New Jersey is influenced by two trends: increasing economic growth in suburban, agricultural and rural locations and a concomitant decrease in population in our cities; and secondly, the growth of self-contained "urban villages" in suburban and rural locations. If these two trends continue, infrastructure necessary to support development will be constructed in the currently undeveloped areas of the State, possibly at the expense of our urban centers; and New Jersey's natural resources will be affected. Two objectives of the State Development and Redevelopment Plan are to "Represent a balance of development and conservation objectives..." and to protect the natural resources and qualities of the State. To achieve these goals it is necessary to consider environmental elements during the planning process.

Environmental objectives of the Plan focus upon protection of existing and potential future groundwater and surface water supplies, particularly aquifer recharge areas; barrier islands, back bays and tidal watercourses from overdevelopment; fresh and saltwater wetlands; steep slopes from disturbance and destruction; vegetation along stream corridors, lakes, and ponds; scenic vistas and significant landscapes; historical archaelogical sites; existing and proposed publicly-owned forests, open spaces, and recreation areas; and threatened, endangered and unique wildlife and vegetation. Other important objectives include a decrease in ozone concentrations; maintenance of wetlands buffers harboring plant and animal habitats; limitation of flood damage by maintaining natural river and coastal flooding capacities; reduction of the conversion of prime agricultural land to other uses; and improvement of evacuation potential from storm and industrial hazards.

This report clarifies the issues and explores the interactions among the objectives, and the maps serve to identify the areas that are affected by each goal.

ABSTRACT

88-23. Market Trend Perspectives of New Jersey Business and Development Leadership

Slater, David, from Hammer, Siler, George Associates
September 7, 1988

This document provides a description of market trends from the perspective of New Jersey businesses and institutions. Data was obtained by conducting 43 personal interviews with representatives of commercial and industrial companies, higher education institutions, and real estate development oriented associations. The purpose of the interviews (which were conducted using an open-ended questionnaire) was to obtain information concerning the locational preferences of businesses as well as to determine possible incentives which would guide business location decisions to implement objectives of the State Planning Act.

The following four themes emerged: 1) rebuilding and expanding infrastructure, especially transportation facilities, was seen as a priority; 2) New Jersey growth rates must not be allowed to continue to destroy remaining open space resources; 3) the structure of local government in the State was seen as a barrier to the process of cross-acceptance; 4) involvement of the political leadership was considered to be a mandatory element in plan acceptance. The reasons most often given for locating and relocating firms, were the availability of relatively inexpensive land, good highway access by the firm's labor force, good access to New York City and Philadelphia by management, and greater ability to compete for employing the suburban labor force.

Responses also indicated that inner cities are less competitive for real estate development, due to market perceptions of the public's fears and inconveniences of living there. In order to overcome this, it was suggested that transportation interchanges and selected cities might be competitive for commercial and high density development whose environments can be controlled. New Jersey, however, because of its high quality residential areas, good educational and cultural resources, accessibility, and large industrial base, will continue to be competitive for the kinds of real estate development that New York City, and, to some extent, Philadelphia are less able to.

Overall, many representatives of private businesses believe that they are better able to control their environments than public agencies. The support for increasing infrastructure funding, and with it the quality of life, would be a central focus of a planning process they would prescribe. Few, however, seemed to acknowledge the enormity of unmet infrastructure costs, or would support limiting growth to help meet these costs. Although widely supported, the state planning process is not seen as a solution to the problem of too many public agencies providing services with inadequate funding to do so.

ABSTRACT

87-24. Development Standards for Limited Growth Areas
Report by Freilich, Leitner, Carlisle & Shortlidge
November 10, 1987

This report reviews and discusses the legal basis, theory, and effectiveness of density standards based on residential units per minimun lot size and a population per square mile standard. In addition, it presents a rationale for such standards and implementation strategies in terms of their adaptability and effectiveness towards meeting the overall goals established for the "limited growth" areas.

Density standards are considered for "future development areas," "agricultural areas," and "ecologically significant areas." They are examined with reference to: 1) preserving open space; 2) preserving prime agriculture lands; 3) preserving sensitive environmental habitats and areas. Specific strategies for growth management in each of the three tiers are outlined (e.g., re:tier 5, "to prevent pre-mature urban development, to prevent sprawl and leapfrogging..."). An alternative standard for limiting growth in these same tiers is based on projected population growth over the life of the plan converted into "a population growth per square mile." The availability of adequate public facilities and the sensitivity of the environment to degredation, is also acknowledged. Examples of standards based on the restriction of state funding for infrastructure costs are also discussed.

The report concludes that the implementation strategies presented for each tier should clearly be designed to carry out each one's specific objectives. It is also, however, essential to evaluate them in the context of the overall comprehensive plan. In presenting these standards and strategies, the report underscore's the point that the goals established for these "limited growth" areas are legitimate public concerns which may be sufficient to support regulation.

ABSTRACT

88-25. The Taking Issue
Report by Siemon, Larsen, Mattlin & Purdy
December, 1987

Three key cases decided upon by the United States Supreme Court, Keystone Bituminous Coal Association v. DeBenedictis, First English Evangelical Lutheran Church v. Los Angeles County, and Nollan v. California Coastal Commission, addressed the "just compensation" clause of the Fifth Amendment to the United States Constitution. The circumstances of all three legal cases involved the tension between the police power of the state and private property rights of its citizens.

In Keystone Bituminous Coal Association v. DeBenedictis, the constitutionality of a state statute that forbade coal mining resulting in surface subsidence was challenged. The Court found that the statute was a valid exercise of the state's police power and that the statute did not effect a "taking" in the constitutional sense. The Court did rule that in regulatory "takings", as distinct from physical occupation "takings", the analysis of the "taking" depends upon the economic impact of the action unless there exists a countervailing public policy necessity to sustain the limitation. In an analysis of the before and after economic value of the property as a whole, it was determined that the statute did not interfere with "reasonable investment-backed expectations".

In First English Evangelical Lutheran Church v. Los Angeles County, the Court ruled that just compensation is constitutionally mandated for temporary as well as permanent takings, but a definitive clarification of what constitutes a "taking" was not given. However, a regulation that deprives a property owner of all use of his property, except in required safety actions and normal delays, would go "too far" and thus constitute a "taking".

In Nollan v. California Coastal Commission, the Court held that a development permit condition effected a "taking" if the condition did not substantially advance a legitimate public interest. In addressing the exaction issue in the Nollan case, the Court indicated support for local land use regulation. The power to limit development "must surely include the power to condition construction upon some concession by the owner, even a concession of property rights..." for the public good.

The three cases indicate that the Court is divided on the "taking issue" and the contours of the law are not yet clearly defined.

Abstract

88-27. The New Jersey Freshwater Wetlands Protection Act as It Relates to Stream Corridor Buffer Considerations in the State Development and Redevelopment Plan

Report by Rogers, Golden & Halpern
January 11, 1988

Stream corridor buffers are continuous bands of soils and vegetation occurring along the edge of streams, ponds, lakes, and wetlands, that protect the hydrological and ecological balance of the aquatic system by assisting in runoff and sediment control, streambank and streambed erosion control, excess nutrient removal, and protection of wildlife habitats. The New Jersey Freshwater Wetlands Protection Act provides for the regulation of buffer or "transition" zones of 25 to 150 feet from any freshwater wetlands existing along stream banks. Approximately 47% of the 6,450 miles of streams in New Jersey, however, do not have freshwater wetlands along their edges and are not covered under this transition area (buffer zone) requirement.

The State Development Redevelopment Plan recommends protection of buffer strips along both sides of the 3,000 miles of streams where the Freshwater Wetland Protection Act does not apply. Buffer widths would depend upon the land use in areas contiguous to stream corridors, as well as the existence of potential hazards. For management purposes, this report suggested the classification of streams into urban, suburban and rural stream corridors with buffer zones extending at least 50 feet in urban areas, a minimum of 65 feet to 150 feet along suburban streams, and 65 feet to 300 feet in rural stream corridors. These classifications and transition areas can be compared to the "exceptional", "intermediate", and "ordinary" categories and buffer zones described in the Freshwater Wetland Protection Act. Expansion of the buffer zones could be considered in areas with flooding, steep slopes, sediment disturbances, excess nutrient sources, and wildlife habitats. The buffer areas should be wide enough to aid in flood protection and the maintenance of water quality, in addition to providing areas for recreation and wildlife habitats.

Abstract

88-28. Estimating Growth and Its Effect on Municipalities Under The Preliminary Plan;
Part I: Land Availability Analysis
Report by Office of State Planning
January 1988

This report describes the methodology and conventions used to map the Tier system, as defined in the New Jersey Preliminary State Development and Redevelopment Plan. The procedures and results of the Land Availablity Analysis to estimate developable land by tier in each municipality are also described. Estimates of developable land derived from this analysis are based on preliminary information at a regional scale and are intended for the purposes of developing the Preliminary State Development and Redevelopment Plan only. The Pinelands and Hackensack Meadowlands Development Commission jurisdictions were excluded from this mapping project. All data mapping was at the scale of 1:24000, which results in 172 quadrangles that cover the State.

The mapping project described in this document included four major tasks; tier delineation factor maps, tier delineations, maps of developed and developable land, and estimates of developed, developable, and non-developable land.

Abstract

88-29. Infrastructure Needs Assessment, Vol. II: Transportation
Report by Office of State Planning
January 1988

Overall, the purpose of this report is to identify the present needs of the New Jersey transportation system. A brief historical overview of the New Jersey highway system and river crossings is also presented as is a review of federal and state legislation affecting transportation. Most recently, the negative impact of the trend of new development occuring at low densities, and away from urban centers, has underscored public transportation needs in this State.

More specifically, this report examines population and employment trends, transportation statistics (e.g., number of licensed drivers, vehicule ownership and utilization patterns) and New Jersey's highway classification system and trends. The three major transportation systems which serve mobility (i.e., the pedestrian system, the auto/highway system, and the public transportation system) are considered. New Jersey's population has grown significantly, and, at the same time, has been migrating away from the densely developed urban areas. Employment density has also grown in suburban counties with convenient access to the major metropolitan areas of New York and Philadelphia.

Transportation needs within the State are not defined by any single agency. This report consolidates information from published reports by the County and Municipal Government Study Commission, The Governor's Management Improvement Program, various operating agencies' reports, as well as NJDOT studies. An inadequacy of information available to identify these needs is evident.

The report, in part, concludes that the highway system in New Jersey will continue to experience problems of congestion during peak periods. This demand cannot be accommodated by increasing system capacity. The need is to "alter the nature of the demand" (i.e., by focusing growth into existing urban areas and new centers). The public transportation system in New Jersey could be more effective in meeting the needs if there were a more balanced, integrated land use and transportation system which maximized people and vehicule movement, and fully utilized the available capacity of all transportation systems.

Abstract

88-30. Development of a Nitrate Dilution Model for Land-Use Planning in the State of New Jersey

Report by Rogers, Golden & Halpern
February, 1988

The nitrate dilution model, when used to determine the suitability of a development site for onsite wastewater disposal based upon conventional septic systems, can estimate a recommended average housing density for an area up to several square miles. The impacts of development can be approximated by determining the capacity of the surface soils and underlying geologic formations to absorb and transmit septic effluent, in addition to evaluating the ability of the underlying aquifer to dilute and transport contaminants safely out of the watershed. Nitrate (NO_3-) is a highly mobile and stable anion in shallow aquifer conditions, thus its presence can be monitored as an indicator of overall groundwater quality.

Simulation areas were conceived and examined by superimposing individual mapped watersheds on the State geologic map to determine which acquifers were present at the surface in each of the watersheds. From the State geologic map, the aquifer formation was identifed that was most representative of the formations in that area.

Model development and application involved the examination and refinement of existing models, along with the assemblance and analysis of data on hydrogeologic conditions in the State, evidence of nitrate contamination from septic systems, and information on the current water quality in each of the watersheds located in New Jersey. The model considered the volume of groundwater, water flow length, precipitation recharge, septic recharge, acquifer transmissivity, hydraulic gradient and conductivity for various geologic formations, acquifer thickness, background concentration of nitrate in groundwater and in rainfall, size of study areas, approximate number of people per household, housing density (units/acre), estimated wastewater production per person, and existing land use conditions in each management unit (ratio of nondevelopable and developable land to total land area).

The model was used to calculate a theoretical housing density that would ensure that groundwater discharging from beneath a series of residential lots should not exceed 5 milligrams per liter. Nitrate concentrations in the local surface water bodies should remain at or below the selected water quality standard.

PART SIX

SUMMARY OF STATE AGENCY FUNCTIONAL PLANS

SUMMARY OF STATE AGENCY FUNCTIONAL PLANS

The State Development and Redevelopment Plan will provide a comprehensive setting for the specific functional plans prepared, maintained, and implemented by State agencies. The objective of the State Planning Act to develop a compatible set of local, county, regional, and State plans would be unachievable if individual State agency plans were incompatible with the State Development and Redevelopment Plan.

In the implementation of the State Development and Redevelopment Plan that results from the cross-acceptance process, certain provisions of existing State agency functional plans may need to be modified or updated. This section provides a preliminary listing of State agency functional plans that may be involved in the implementation of the State Development and Redevelopment Plan. (See Exhibit 6-1.)

Requests for copies of functional plans should be addressed directly to the appropriate State agency.

Exhibit 6-1

Preliminary State Development and Redevelopment Plan
State Agency Functional Plans

AGRICULTURE

Right to Farm Act, P.L. 1983, c. 31, N.J.S.A. 4:1C et seq.

Agency: New Jersey Department of Agriculture

Purpose: Principally, to promote, to the greatest extent practicable and feasible, the continuation of agriculture in the State of New Jersey while recognizing the potential conflicts among all lawful activities in the State. To this end, the bill provides for the establishment of the State Agriculture Development Committee. The purpose of the committee is to aid in the coordination of State policies which affect the agricultural industry in a manner which will mitigate unnecessary constraints on essential farming practices by recommending to appropriate State departments a program of agriculture management practices which, if consistent with relevant federal and State law, and nonthreatening to the public health and safety, would afford the farmer protection against municipal regulations and private nuisance suits.

Date: January 26, 1983

Agriculture Retention and Development Act, P.L. 1983, c.32, N.J.S.A. 4:1C et seq.

Agency: New Jersey Department of Agriculture

Purpose: To (1) provide for the establishment of county agriculture development boards; (2) provide for the establishment of voluntary farmland preservation programs; (3) authorize the purchase of development easements; and (4) fund soil and water conservation projects on agricultural land.

Date: January 26, 1983.

N.J.A.C., Chapter 76, State Agriculture Development Committee - Subchapters 1 through 7

Agency: New Jersey Department of Agriculture

Purpose: To provide procedures which (1) identify Agricultural Development Areas, (2) address disputes over agricultural management practices, (3) create farmland preservation programs, (4) create municipally-approved farmland preservation programs, (5) allow participants in a farmland preservation program to apply for and receive grants for soil and water conservation projects, (6) acquire development easements for the long-term preservation of agricultural lands, and (7) review non-agricultural development projects in agricultural development areas.

Date: 1984. Revised 1985, 1986 and 1987.

Soil Conservation Act N.J.S.A. 4:24-1 et seq.

Agency: (1) State Soil Conservation Committee; (2) New Jersey Department of Agriculture

Purpose: To establish a State Soil Conservation Committee and Soil Conservation Districts to: (1) develop and implement soil and water conservation and management programs, including educational, technical and financial assistance for soil and water resource users, landowners, planners, etc.; (2) develop and implement soil erosion and sediment controls for agricultural and other open lands; (3) develop water conservation and management plans on individual parcel or watershed basis; (4) design and implement non-point source pollution controls on all lands; (5) identify land use capabilities and limitations; and (6) develop a plan for digitizing available soil survey data to greatly increase its utility and applicability and to enable integration in the state GIS.

Date: 197?

Soil Erosion and Sediment Control Act of 1975, N.J.S.A. 4:24-39 et seq.

Agency: (1) State Soil Conservation Committee; (2) New Jersey Department of Agriculture

Purpose: To require all development-related land disturbance approvals by all public agencies to be conditioned upon a certified plan for soil erosion, sediment and stormwater controls.

Date: 1975

Clean Water Act (federal), Section 208 of 1975 Amendments

Agency: (1) State Soil Conservation Committee; (2) U.S. Environmental Protection Agency (EPA)

Purpose: To authorize preparation of areawide water quality management plans.

Date: 1975

EDUCATION

N.J.A.C. 6:22-1.2, State Board of Education Code

Agency: New Jersey Department of Education

Purpose: To provide site evaluation guidelines for the approval of land acquisition.

Date: July 6, 1988

State Implementation Plan (SIP)

Agency: New Jersey Department of Environmental Protection.

Purpose: To attain and maintain the National Ambient Air Quality Standards (NAAQS) as required by the Federal Clean Air Act as amended in 1977.

Date: 1972. Last revised 1986-88.

Annual Report on Reasonable Further Progress (RFP)

Agency: New Jersey Department of Environmental Protection.

Purpose: Report is designed to trace each year the State's efforts to comply with the State Implementation Plan for ozone and carbon monoxide adopted in 1982.

Date: 1984. Last revised 1986.

Annual Air Quality Report

Agency: New Jersey Department of Environmental Protection.

Purpose: Provide a summary of the ambient air quality data gathered by the New Jersey ambient air quality monitoring system each year.

Date: Issued annually.

Multi-Year Development Plan for Toxics

Agency: New Jersey Department of Environmental Protection.

Purpose: To protect the public health from toxic air pollutants.

Date: 1986 ?

Naturally-Occurring Radon Study

Agency: New Jersey Department of Environmental Protection.

Purpose: To determine where high concentrations of radon pose a health hazard to residents of New Jersey

Date: On-going.

New Jersey-Connecticut (Northeast Compact) Study for the Siting of a Regional Facility for the Disposal for Low-Level Radioactive Wastes

Agency: New Jersey Department of Environmental Protection.

Purpose: To meet Congressional mandates for locating a disposal site for New Jersey and Connecticut's low-level radioactive wastes; to have approved legislation for the site by January 1, 1988; and, to reduce disposal and transportation costs by reducing the volume of wastes that are being generated, and by moving the facility closer to the generators.

Date: 1988

The New Jersey State Plan for Certification of Applicators of Restricted Pesticides

Agency: New Jersey Department of Environmental Protection.

Purpose: To certify pesticide applicators who use restricted-use pesticides, as mandated by Section 4 of The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

Date: 1976. Revised 1977 and 1987.

Release Prevention and Response Administration

Agency: New Jersey Department of Environmental Protection.

Purpose: To prevent the occurrence in New Jersey of a catastrophic accidential chemical release.

Date: 1986

Right-to-Know Program Plans

Agency: New Jersey Department of Environmental Protection.

Purpose: To give an overview of the Right-to-Know Program and to guide future activities. The purpose of the Draft Report to the Legislature is to respond to a legislative mandate and to list problems and concerns, including a list of possible solutions.

Date: 1983-84. Revised 1985-86.

Acid Deposition Monitoring and Policy

Agency: New Jersey Department of Environmental Protection.

Purpose: To assess the condition of the New Jersey environment with respect to acid deposition.

Date: 19??. On-going. No formal plan.

Statewide Water Supply Master Plan and Annual Updates

Agency: New Jersey Department of Environmental Protection.

Purpose: To develop and implement a comprehensive Statewide Water Supply Master Plan which clearly defines New Jersey's water supply problems and the issues surrounding them, and to improve the State's ability to manage water supply resources.

Date: Work began in 1976. Revised 1985 and 1987.

Critical Areas Delineation Program

Agency: New Jersey Department of Environmental Protection.

Purpose: To delineate areas where groundwater has been depleted through overuse, and to reduce use to a level which the major aquifers in the State can permanently support. Management goals are included as well as a detailed methodology for reaching those goals. Proposed alternate water supply sources are addressed.

Date: 1985

Watershed Management Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To protect watershed/aquifer areas against pollution and types of land development that accentuate floods, channel erosion and destroy the environmental recreational values of stream corridors.

Date: 1987.

Water Supply Feasibility Studies and Projects

Agency: New Jersey Department of Environmental Protection.

Purpose: To guarantee safe and sufficient long-term water supplies.

Date: On-going.

Evaluation of Contaminated Wells and Wellfields

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide immediate response to situations where health hazards may exist due to contamination of wells and wellfields by volatile organics or other contaminants.

Date: On-going.

Drought Emergency Projects

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide adequate water supply reserves during drought emergencies.

Date: 1986. Revised 1987.

A Guide to Stormwater Management Planning Practices in New Jersey

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide standards and specifications as design guides to engineers familiar with the technical aspects of stormwater hydrology, hydraulics and soils engineering.

Date: March, 1986.

Statewide Flood Control Master Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To address the issues posed by flooding damage; to develop a comprehensive flood control program; and to create a consolidated data base.

Date: 1985

Delineated Floodways and Flood Hazard Areas

Agency: New Jersey Department of Environmental Protection.

Purpose: To protect lives and property from flood damage and to protect the floodways of streams.

Date: Last revision in 1986.

Flood Hazard Mitigation Plan--Section 406

Agency: New Jersey Department of Environmental Protection.

Purpose: To fulfill the requirements of Section 406 of the Disaster Relief Act of 1974 in order to obtain Federal disaster assistance and to reduce flood damage potential in declared disaster areas.

Date: 1986. Annual update of implementation measures.

Statewide Water Quality Management Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide for the addressing of priority water quality, wastewater and natural resource-related issues needs. The Plan unifies three water quality and wastewater facilities programs that are covered under the federal Clean Water Act: 1) Wastewater facilities (Sec. 201); 2) Basin planning (Sec. 303 (e)); 3) Areawide planning (Sec. 208).

Date: 1985

County Water Supply Demonstration Projects

Agency: New Jersey Department of Environmental Protection.

Purpose: To determine the feasibility and cost of Water Quality Management programs for the following environmental-problem areas: runoff, Septic System Management, stormwater facilities management and groundwater management.

Date: 1986 ?

Navesink River Nonpoint Pollution Control Project

Agency: New Jersey Department of Environmental Protection.

Purpose: To identify and control nonpoint sources of bacterial pollution in the Navesink watershed and to reach a cooperative agreement with affected agencies and governmental entities to control animal waste, sediment and nutrient run-off.

Date: Project initiated in 1979.

Solid Waste Management Plan (Update 1985-2000)

Agency: New Jersey Department of Environmental Protection.

Purpose: To assess current progress in the implementation of the NJ Solid Waste Management Act of 1976, while identifying and focusing on major issues and needs. Alternatives are then evaluated to formulate the best approaches to solid waste management needs in NJ from 1985 until the year 2000.

Date: 1985 update of a 1982 Summary.

Statewide Sanitary Landfill Closure Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide information on the status of existing programs relating to landfill closure, to examine the need for additional statewide programs, and to assess programatic options for implementation. The Plan considers the implications of current technical requirements for closure applied to known sanitary landfill sites, and thereby enables development of cost estimates for an overall statewide closure program.

Date: 1986 draft.

Management Plan for the Cleanup of Hazardous Waste Sites (1983-86)

Agency: New Jersey Department of Environmental Protection.

Purpose: To direct the NJDEP in its remediation of 106 hazardous waste sites plus 79 drum dump sites.

Date: 1983. Revised 1987.

Outdoor Recreation Plan of New Jersey

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide a general basis for open space and recreation funding decision-making, qualify New Jersey for continued participation in the federal Land and Water Conservation Fund, and to provide planning direction to the Green Acres Trust Program.

Date: 1984. Revised 1985 and 1988.

Division of Parks and Forestry--Parks and Forests Planning Guides

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide management with a brief description of the operation and development of Park and Forest areas over a 10-year period. The guides are referenced for policy decision and capital budget preparation purposes.

Date: 1982. Revised 1987.

Liberty State Park Master Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To create a central park of the New York Harbor that will complete a triad of attractions with Ellis Island and the Statue of Liberty.

Date: 1981 ?

Delaware and Raritan Canal State Park Master Plan, and related documents

Agency: New Jersey Department of Environmental Protection.

Purpose: (1) To state the issues that must be faced im making a park along the sixty-mile-long canal; (2) to explain the Commission's goals for the park; (3) to serve as a long-term guide to the development of the Canal Park; (4) to serve as a basis for the review zone; and (5) to act as a natural resource inventory.

Date: 1980-85

Natural Areas System Management Plans

Agency: New Jersey Department of Environmental Protection.

Purpose: To prepare detailed plans which outline management objectives, issues and techniques for all 42 areas comprising the State Natural Areas System. Management is designed to attain the objectives of Natural Areas as stated in the administrative code. This is not one plan, but rather 42 separate plans, one for each Natural Area in the system.

Date: ? Ten plans were to be adopted by December 1987.

Trails Master Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide a framework for development of a unified system of trails throughout the State; and to serve as a basis for making sound decisions pertaining to linear recreation facilities nad their assorted activities.

Date: 1982, Revised 1986-7

Wild and Scenic Rivers System Master Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To maintain the status quo along the component rivers. The Wild and Scenic Rivers system is designed to preserve free-flowing rivers before they are dammed, channelized or damaged by unwise development within the flood plain.

Date: 1982. Revised 1986-87.

Open Lands Management Program

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide public access to privately-owned open space at many locations throughout the State.

Date: 1985-86. Revised 1986-87.

Forest Resources Plan of New Jersey

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide information through the forest resource assessment that will provide a data base for future management decisions; to determine forest management and protection policies for private and public forest land; to ensure annual recommendations for funding forestry programs are related to long-range goals; and to provide a basis for consolidation of annual federal financial assistance to the State.

Date: 1983

State Comprehensive Historic Preservation Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To define study units or "historic contexts", which are types of buildings or sites. The Plan will provide overall context to understand what sites exist and how to evaluate the significance of each type of site. A major goal of the Plan is to move away from ad-hoc evaluations and decisions.

Date: Scheduled completion 1990.

Historic Preservation Planning in New Jersey: Selected Papers

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide guidelines for historical preservationists and public planners for improving current methods of locating, identifying, and preserving archaeological, historic and architectural resources that are listed on, or are eligible for inclusion in the National Register of Historic Places.

Date: 1984. Revised 1986-87 ?

Pinelands Cultural Resource Management Plan for Historic-Period Sites

Agency: New Jersey Department of Environmental Protection.

Purpose: The Plan is intended for use by municipal planning boards in implementing Section 6-1407 of the New Jersey Pinelands Comprehensive Management Plan (CMP).

Date: November 1985. Revised 1986.

Rules on Coastal Resources and Development

Agency: New Jersey Department of Environmental Protection.

Purpose: To present substantive DEP policies concerning the use and development of coastal resources to increase the predictability of the DEP coastal decision-making process by limiting administrative discretion. The Plan also provides a basis for making recommendations to the Tidelands Resource Council on various important matters.

Date: February, 1983. Revised 1987 ?

Coastal Development Potential Study and Coastal Landuse Acceptability Method (CLAM)

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide the NJDEP, Division of Coastal Resources with detailed information for use in determining the development potential of coastal locations for particular land and water uses.

Date: 1979

Coastal Resources-New Jersey Energy Facility Development Potential Study-(CLAM)

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide the NJDEP with a methodology by which the conflicting development and preservation/protection objectives of the State can be balanced. Additionally, to evaluate the feasibility of developing energy facilities along New Jersey's Coastal Plain, Coastal Zone and territorial waters.

Date: 1981

Impacts of Coastal Energy Development on New Jersey's Shorefront Recreational Resources

Agency: New Jersey Department of Environmental Protection.

Purpose: (1) To describe the economic, social, demographic and land use characteristics of the New Jersey Shore; (2) to model the economic, social, fiscal and demographic impact sequences of energy facility development in coastal areas; (3) to link energy facility development to resulting economic losses to tourism; and (4) to estimate the size and economic importance of New Jersey's shorefront recreational economy.

Date: March, 1984.

Local Waterfront Planning Grants Evaluation

Agency: New Jersey Department of Environmental Protection.

Purpose: Since 1980, the State has awarded a portion of its coastal management grant to municipalities for waterfront planning. Plans include: (1) construction of waterfront parks; (2) provision of public access; (3) revitalization of underutilized waterfronts; and (4) mitigation or prevention of coastal hazards such as dune erosion.

Date: 1980. Revised 1986, 1987(?)

Maritime Support Services Location Support Study: Displacement of Water - Dependent Uses in New York - New Jersey Harbor

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide background information and recommendations to government and Port-related agencies concerned with competing interests associated with waterfront redevelopment and preservation of traditional maritime support services.

Date: Initial study.

Developing a Marina in New Jersey: A Handbook

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide an overview of marina activity in New Jersey and to present material on marina concepts, siting and design that will be of interest to potential marina developers in both the public and private sectors.

Date: September, 1982. Revised 1986.

A Review of the Potential Environmental Effects of Dredging in New Jersey's Tidal Waters with Recommendations on Seasonal Restriction

Agency: New Jersey Department of Environmental Protection.

Purpose: To fill the data gap through an examination of pertinent information regarding known and potential environmental effects associated with the excavation phase of dredging. The eventual goal is consensus, or at least predictability, on imposition of seasonal dredging restrictions of use of state-of-the-art dredging equipment or operational practices.

Date: June, 1984.

Coastal Storm Hazard Mitigation: Atlantic Co. Barrier Islands and Ocean City, New Jersey

Agency: New Jersey Department of Environmental Protection.

Purpose: To attempt to address the ever-increasing demand for shore protection and storm recovery funding; to evaluate and recommend storm hazard mitigation strategies which could be implemented in Brigantine, Atlantic City, Ventnor, Margate, Longport and Ocean City.

Date: 1985

Coastal Resources - Hudson Riverfront Walkway

Agency: New Jersey Department of Environmental Protection.

Purpose: To define a continuous waterfront walkway from Fort Lee to Bayonne. This walkway will allow access to the water's edge along the Hudson River's West Shore for both bicyclists and pedestrians. It will link the State's existing parks via a system of parallel paths (one for cyclists, one for pedestrians), including several extensions which will allow access to many of the region's scenic and historic areas.

Date: 1982, The Hudson Waterfront Walkway: Existing Conditions in Preliminary Walkway Designation. 1984, Hudson Waterfront Walkway: Plan and Design Guidelines. 1985, Trust for Public Lands acquisition facilitation project.

Tidelands Mapping Program

Agency: New Jersey Department of Environmental Protection.

Purpose: To indicate areas that are now or were formerly below mean high water. The State, through the Tidelands Resource Council, has prepared and published 751 Tidelands Photo Base Maps and Claims Overlays indicating these areas.

Date: 1982, General Description of the Tidelands Mapping Program 19??, 751 maps and overlays 1986, additional maps 1986-87, maps revised and maintained.

Coastal Wetlands Protection

Agency: New Jersey Department of Environmental Protection.

Purpose: To protect natural wetlands and to construct artificial wetlands or to restore disturbed wetlands.

Date: March, 1986, Wetlands Establishment Handbook December, 1985, Coastal Wetlands: Wetlands Buffer Delineation Study June, 1984, Evaluation of Artificial Salt Marshes in New Jersey On-going activity.

Coastal Erosion Rate Study

Agency: New Jersey Department of Environmental Protection.

Purpose: To review and update the erosion rates along the New Jersey Coast by preparing accurate maps of historical shoreline changes.

Date: 19?? Proposal stage.

Guidelines and Recommendations for Coastal Dune Restoration and Creation Projects

Agency: New Jersey Department of Environmental Protection.

Purpose: To (1) list recommended dune restoration and creation techniques; (2) help municipalities plan effective and environmentally sound dune projects; and (3) explain what information municipalities should submit to complete their applications for funding.

Date: November, 1985

Assessment of Dune Shore Protection Ordinances in New Jersey

Agency: New Jersey Department of Environmental Protection.

Purpose: A response to the legislature, which requested an assessment of dune protection in New Jersey.

Date: December, 1984

New Jersey Ocean Beach Access Strategy

Agency: New Jersey Department of Environmental Protection.

Purpose: To define public access to identify the nature, location and severity of barriers to public access to New Jersey's ocean beaches, and to recomment a strategy to address these barriers.

Date: 1985

Lakes Bay Water Quality Modeling Study

Agency: New Jersey Department of Environmental Protection.

Purpose: To project how Lakes Bay will be affected by proposed development in its watershed.

Date: 19??. Long-range planning study.

New Jersey Shore Protection Master Plan

Agency: New Jersey Department of Environmental Protection.

Purpose: To (1) review earlier plans and studies; (2) assess the nature and extent of erosion problems in the State; (3) assess coastal processes; (4) review other State and federal shore protection policies; (5) evaluate alternative approaches; (6) develop a priority list among the engineering plans; (7) provide a comprehensive shore protection plan for New Jersey that is consistent with State coastal management policies and objectives; and (8) raise public awareness to the severity of the situation.

Date: 1981

Office of Environmental Analysis (OEA) Aerial Photography Project

Agency: New Jersey Department of Environmental Protection.

Purpose: Aerial photography overflight will have many direct uses concerning natural resources, planning, housing, etc., as well as collateral benefit to the State from map sales and DEP GIS.

Date: March, 1986

Environmental Sensitivity Maps

Agency: New Jersey Department of Environmental Protection.

Purpose: To (1) map fundamental environmental factors such as acquifer recharge, important farmland, wetlands, etc., on separate overlays; and (2) synthesize data to determine areas of environmental sensitivity.

Date: 1985-86 Demonstration Project

Environmental Information Inventory (EII)

Agency: New Jersey Department of Environmental Protection.

Purpose: To provide a resource for environmental data to include in the GIS.

Date: 1986

Geographic Information System (GIS)

Agency: New Jersey Department of Environmental Protection.

Purpose: To (1) provide NJDEP with capabilities to integrate environmental, natural resource and geographic information for analysis in an automated and unique way; (2) enable environmental problems to be assessed from a holistic perspective, bringing together data from various environmental media for complex analysis and mapping; (3) assist in such environmental issues as siting of hazardous waste facilities, understanding the distribution of radon in New Jersey, tracking the locations and use patterns of toxic substances; and (4) assist in natural land use and planning decisions.

Date: 1987

Office of Science and Research: Environmental and Exposure Assessments; Methods Development; Risk Assessment/Communication/Reduction Site Investigations

Agency: New Jersey Department of Environmental Protection, New Jersey Department of Health.

Purpose: Environmental Health Assessment Program: To (1) improve the performance, application and interpretation of the risk assessment provess in the State; (2) improve public understanding of governmental decision-making with respect to environmental health issues; and (3) develop management alterations for mitigating identified public health risks.

Environmental Research Program: To understand the occurrence, fate and effects of toxic and hazardous substances in the environment.

Date: On-going. Revised 1986 and 1987.

A Long-Term Research and Management Plan for the New Jersey Pinelands - (Council on Pinelands Research and Management)

Agency: New Jersey Department of Environmental Protection.

Purpose: To (1) develop a better understanding of the Pinelands ecosystem; (2) develop and implement natural resource allocation and management strategies consistent with federal and State Pinelands legislation; (3) evaluate the ecological implications of current and potential future land uses; (4) evaluate resource management strategies, including the Comprehensive Management Plan, that are employed to protect the Pinelands; and (5) formulate strategies for the effective allocation of financial and professional resources to carry out the intent of this Plan.

Date: March, 1986

Planning Group/Coordination and Integration Prospectus

Agency: New Jersey Department of Environmental Protection.

Purpose: To promote coordinated and integrated planning within NJDEP.

Date: 1983

Certificate of Need, N.J.A.C. 8:33-1.3

Agency: New Jersey Department of Health

Purpose: To ensure (1) that a proposed health care project results in high quality health care services; (2) that there is a clear and demonstrable need for the project in the area being served; (3) there will be no escalation in health care costs as a result of the project; and (4) the project is consistent with the goals and objectives of the State Health Plan.

Date: 19??

Recognized Public Health Activities and Minimum Standards of Performance for Local Boards of Health in New Jersey, N.J.A.C. 8:52

Agency: New Jersey Department of Health

Purpose: To establish minimum standards of performance for recognized public health activities and to designate those public health activities to be provided by all local boards of health in order to protect and improve the health of New Jersey residents.

Date: 1987

Health Care Facilities Financing Authority

Agency: Health Care Facilities Financing Authority

Purpose: To issue tax-exempt bonds and notes on behalf of New Jersey health care facilities.

Date: Created in 1972.

HIGHER EDUCATION

Facilities Planning Standards and Approval Procedures for New Jersey Public Colleges and Universities

Agency: New Jersey Department of Higher Education

Purpose: To (1) assist the public institutions of higher education of New Jersey in developing and presenting proposals for new facilities; and (2) place the governing boards of the institutions in a stronger position with to decision making during planning and construction.

Date: September, 1973.

Jobs, Education and Competitiveness Bond Act of 1988

Agency: New Jersey Department of Higher Education

Purpose:

Date: 1988

Task Force on Employment Policy, New Jersey's Employment Challenge: Developing a Productive Work Force for the Future

Agency: (1) Task Force on Employment Policy; (2) New Jersey Department of Labor

Purpose: To (1) study the State's existing employment and training system; (2) develop forecast data on expected changes in labor demand and supply; (3) draft a blueprint of a model employment and training system for the future; and (4) formulate policy recommendations to strengthen and enhance New Jersey's current employment and training effort.

Date: December, 1987

PUBLIC ADVOCATE

Center for Dispute Resolution

Agency: New Jersey Department of the Public Advocate

Purpose: In relation to the State Plan, to provide assistance in techniques to facilitate the process of cross-acceptance.

Date: N/A

Office of Citizens Complaints (OCC)

Agency: New Jersey Department of the Public Advocate

Purpose: To respond to citizen complaints and provide information through the use of a hotline. In relation to the State Plan, OCC could provide useful assistance in developing a citizen complaint procedure at the Office of State Planning and facilitate the provision of public information regarding the planning process through a hotline or other public information resources.

Date: N/A

Division of Public Interest Advocacy

Agency: New Jersey Department of the Public Advocate

Purpose: The Division has developed experience and contacts in the housing, environmental and planning areas. Public Interest Advocacy could provide a variety of information and perspectives on the state planning process and the specific element of the State Plan.

Date: N/A

TRANSPORTATION

New Jersey Transportation Plan

Agency: New Jersey Department of Transportation

Purpose: To (1) provide a policy framework which discusses the major issues affecting transportation which now confront New Jersey, and the State's goals, objectives and program policies in responding to these issues; (2) provide a short range plan that describes the projects and studies scheduled for the next several years in light of the passage of the Transportation Trust Fund legislation and subsequent passage of the gas tax dedication referendum; and (3) provide a longer-range agenda which describes transportation problems which New Jersey expects to face beyond the next several years, and the State's plans for addressing these problems.

Date: December, 1984

Guide to Highway Access Permits

Agency: New Jersey Department of Transportation

Purpose: To give the potential applicant for access to the state highway system an idea of the process under which NJDOT will handle a request for an access permit.

Date: October, 1987

New Jersey State Rail Plan: 1987/1988 Update

Agency: New Jersey Department of Transportation

Purpose: To present and evaluate specific rail projects which can be considered for inclusion within State and federal rail freight assistance programs.

Date: September, 1987. Updated annually.

North Jersey Transportation Coordinating Council FY 1989-93 Transportation Improvement Program (TIP)

Agency: (1) North Jersey Transportation Coordinating Council; (2) New Jersey Department of Transportation

Purpose: To (1) express commitment to carry out elements of the Transprotation Plan through the implementation of priority projects drawn from that Plan; (2) provide a medium for local elected officials and agency staffs to review the priorities within the context of those projects proposed to be implemented; and (3) fulfill one of the stated objectives of the urban transportation planning process.

Date: July, 1988. Updated annually.

Atlantic County FY 1989-93 Transportation Improvement Program (TIP)

Agency: (1) New Jersey Department of Transportation; (2) Atlantic City Urban Area Transportation Study

Purpose: To (1) express commitment to carry out elements of the Transprotation Plan through the implementation of priority projects drawn from that Plan; (2) provide a medium for local elected officials and agency staffs to review the priorities within the context of those projects proposed to be implemented; and (3) fulfill one of the stated objectives of the urban transportation planning process.

Date: 1988. Updated annually.

Cape May County FY 1989-93 Transportation Improvement Program (TIP)

Agency: (1) New Jersey Department of Transportation; (2) Cape May County

Purpose: To (1) express commitment to carry out elements of the Transprotation Plan through the implementation of priority projects drawn from that Plan; (2) provide a medium for local elected officials and agency staffs to review the priorities within the context of those projects proposed to be implemented; and (3) fulfill one of the stated objectives of the urban transportation planning process.

Date: 1988. Updated annually.

Cumberland County FY 1989-93 Transportation Improvement Program (TIP)

Agency: (1) New Jersey Department of Transportation; (2) Cumberland County

Purpose: To (1) express commitment to carry out elements of the Transprotation Plan through the implementation of priority projects drawn from that Plan; (2) provide a medium for local elected officials and agency staffs to review the priorities within the context of those projects proposed to be implemented; and (3) fulfill one of the stated objectives of the urban transportation planning process.

Date: 1988. Updated annually.

Warren County FY 1989-93 Transportation Improvement Program (TIP)

Agency: (1) New Jersey Department of Transportation; (2) Phillipsburg Urban Area Transportation Study

Purpose: To (1) express commitment to carry out elements of the Transprotation Plan through the implementation of priority projects drawn from that Plan; (2) provide a medium for local elected officials and agency staffs to review the priorities within the context of those projects proposed to be implemented; and (3) fulfill one of the stated objectives of the urban transportation planning process.

Date: 1988. Updated annually.

Delaware Valley Regional Planning Commission FY 1989-93 Transportation Improvement Program (TIP)

Agency: (1) Delaware Valley Regional Planning Commission; (2) New Jersey Department of Transportation

Purpose: To (1) express commitment to carry out elements of the Transprotation Plan through the implementation of priority projects drawn from that Plan; (2) provide a medium for local elected officials and agency staffs to review the priorities within the context of those projects proposed to be implemented; and (3) fulfill one of the stated objectives of the urban transportation planning process.

Date: 1988. Updated annually.

Wilmington Metropolitan Area Planning Coordinating Council FY 1988-90 Transportation Improvements Program: Salem County Element

Agency: (1) Wilmington Metropolitan Area Planning Coordinating Council; (2) New Jersey Department of Transportation

Purpose: To (1) express commitment to carry out elements of the Transprotation Plan through the implementation of priority projects drawn from that Plan; (2) provide a medium for local elected officials and agency staffs to review the priorities within the context of those projects proposed to be implemented; and (3) fulfill one of the stated objectives of the urban transportation planning process.

Date: July, 1988

NJDOT 1988-89 Construction Program

Agency: New Jersey Department of Transportation

Purpose: Contains the NJDOT/NJ Transit fiscal program, the highway and transit program and specific project descriptions on the highway program.

Date: June, 1988

PART SEVEN

BIBLIOGRAPHY

BIBLIOGRAPHY

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PART EIGHT

DEFINITIONS

DEFINITIONS

For the purposes of the Preliminary State Development and Redevelopment Plan, the following terms shall have the meanings indicated below. These definitions are meant to be used only in the context of the Plan, and are not meant to supercede definitions used in any State statute or regulation.

AGRICULTURE means farming in all its branches and including:

(1) the cultivation and tillage of the soil;
(2) the production, cultivation, growing, and harvesting of any agricultural, viticultural or horticultural commodities;
(3) the raising and/or the breeding of livestock including but not limited to dairy and beef cattle, sheep, goats, fur-bearing animals, companion animals, poultry and swine;
(4) the breeding, boarding, raising or training of equine;
(5) the commercial harvesting, production and processing of fish and shellfish, including aquaculture and marine production;
(6) the commercial production of bees and apiary products;
(7) the production of nursery, sod, floriculture and forest products; and
(8) the harvesting, storage, grading, packaging, processing, distribution, and sale of such commodities where such activities occur at the point of production.

AGRICULTURAL AND RURAL SUPPORT SERVICES means establishments primarily engaged in providing goods or services:

(1) to rural residences;
(2) to agriculture, including the storage, processing and distribution of the output of the farm; and
(3) to natural resource dependent activities.

AGRICULTURAL DEVELOPMENT means development that is directly related to agriculture and occurs on a parcel of land where agriculture occurs, including dwellings for individuals and associated households actively engaged in agriculture on the site.

ARTERIAL HIGHWAY refers to a street which is intended to provide for high-speed travel between or within communities or to and from collectors and expressways. These streets provide access as a secondary function and may or may not be signalized.

BEST MANAGEMENT PRACTICES means the methods, measures, or practices to prevent or reduce the amount of pollution from point or non-point sources, including:

(1) structural controls;
(2) non-structural controls; and
(3) operation and maintenance procedures.

CAFRA means the Coastal Area Facility Review Act (N.J.S.A. 13:19-4).

CAPITAL FACILITIES means the following public facilities and services which support the development and redevelopment of land, to be construed in its general sense to refer to on-site, off-site, and statewide facilities individually, collectively, or any combination thereof, in public or private ownership:

(1) transportation;
(2) wastewater treatment;
(3) water supply;
(4) solid waste collection, disposal, and treatment;
(5) parks, open space, and public recreation;
(6) drainage, flood protection, and stormwater management;
(7) shore protection;
(8) public education;
(9) public health care, including hospitals, clinics, and other personal and environmental health care facilities;
(10) utilities, including gas, electricity, and telephone;
(11) libraries;
(12) public safety, including fire protection, law enforcement, civil defense, and emergency medical services;
(13) public buildings;
(14) civil and criminal justice;
(15) storage, maintenance, and repair facilities associated with other capital facilities.

(See also Statewide Capital Facilities, On-Tract Capital Facilities, and Off-Tract Capital Facilities.)

CAPITAL IMPROVEMENTS PROGRAM means a proposed schedule of all future projects involving major construction or the acquisition of real property listed in order of priority together with cost estimates and the anticipated means of financing each project.

CARRYING CAPACITY means the limit of demand which may be placed on a system without damage to the natural resources or public health and safety within the system.

CENTRAL PLACE means a settled place that ranges in scale from the largest, a city, to a corridor center, town, village, and the smallest, a hamlet. This hierarchy of central places forms a component of the Regional Design System.

CITY means a settlement or central place that has a high density and a mixture of industry, commerce, residence, and culture, as described in the regional design system and the tier system of the State Plan. As used in this Plan, this term does not necessarily refer to the form of incorporation of a municipality.

C.O.A.H (See Council on Affordable Housing.)

COASTAL AREA means the geographic area within the Coastal Zone under the jurisdiction of the Coastal Area Facility Review Act (N.J.S.A. 13:19-4).

COASTAL ZONE means the geographic area regulated by the New Jersey Department of Environmental Protection Rules on Coastal Resources and Development (N.J.A.C. 7:7E-1.1 et seq.). These areas include the Coastal Area under the jurisdiction of the Coastal Area Facility Review Act (N.J.S.A. 13:19-4), all other areas now or formerly flowed by the tide, shorelands subject to the Waterfront Development Law (N.J.S.A. 12:5-3), regulated Wetlands listed at N.J.A.C. 7A-1.13, and the Hackensack Meadowlands Development Commission District as defined by N.J.S.A. 13:17-4.

COLLECTOR ROADS refer to surface streets which provide land access and traffic circulation service within residential, commercial and industrial areas.

COMMUNITIES OF CENTRAL PLACE (See Central Place.)

COMMUNITY means a settled place, and can be used interchangeably with a central place. In addition, a neighborhood can be a community.

COMMUNITY SEWAGE SYSTEM means a regional or community sanitary sewage system including collection, treatment, and disposal facilities in public or private ownership, serving more than one unit of development. (See also Individual Sewage System.)

COMPATIBILITY refers, for cross-acceptance, to when a policy or standard in a local, county or regional plan or regulation is equally effective as the policy or standard (guideline) contained in the Preliminary Plan in achieving the pertinent State goal, objective or strategy set forth in the Preliminary State Development and Redevelopment Plan.

CONSENSUS means a level of general agreement that has been reached by a group in a participative forum. Consensus does not necessarily imply unanimity.

CONSISTENCY refers, for cross-acceptance, to when a policy or standard in a local, county or regional plan or regulation is substantially the same as the policy or standard (guideline) in the Preliminary State Development and Redevelopment Plan.

CORRIDOR CENTER means a location for development within a corridor region along or near a transportation corridor. It is the locus of high intensity, mixed use development, with an emphasis on employment. It has a compact character and possesses sufficient density and adequate design to support pedestrian mobility and public transportation services. It is a regional center, possessing substantial market demand to enable it to function as a magnet to attract development from within the corridor and from surrounding areas.

CORRIDOR REGION means a system of centers and outlying communities bound to an urban area by a transportation corridor--road, rail or both. The boundaries of a corridor region are delineated during the preparation of its Corridor Region Development Plan.

CORRIDOR REGION DEVELOPMENT PLAN means a comprehensive regional plan prepared for a corridor region designated in the State Plan.

COUNCIL ON AFFORDABLE HOUSING, or **C.O.A.H.**, is a State agency, created by the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301 et seq.), which assesses the need for low and moderate income housing in the different regions of New Jersey, and oversees municipal responses to meet that need.

CRITICAL SLOPE AREA means an area characterized by either an average change in elevation greater than 15 percent of the corresponding horizontal distance through the slope (15 percent slope), or by a very high erosion hazard as indicated by an erodibility factor "k" computed by the United States Department of Agriculture, Soil Conservation Service for soils within the area of 0.40 or greater.

CROSS-ACCEPTANCE or **CROSS-ACCEPTANCE PROCESS** means the process of comparing the provisions and maps of local, county and regional plans and regulations with those of the Preliminary State Development and Redevelopment Plan and the dialogue which occurs among participants during and after this process to achieve compatibility or consistency between local, county, regional and State plans.

CROSS-ACCEPTANCE MANUAL means a document prepared by the Office of State Planning for the purpose of guiding negotiating entities through the cross-acceptance process. The manual shall contain, at a minimum, a prototype work program and schedule, and a final report outline and instructions.

CROSS-ACCEPTANCE PERIOD means that period of time extending from the date of release of the Preliminary State Development and Redevelopment Plan by the State Planning Commission to 30 days beyond the last of the six public hearings on the State Development and Redevelopment Plan prior to its adoption held by the Commission pursuant to the State Planning Act.

CROSS-ACCEPTANCE REPORT means a written statement submitted by the negotiating entity to the State Planning Commission describing the findings, recommendations, objectives and other information as set forth in the Cross-Acceptance Manual, resulting from the comparison of plans by the negotiating entity.

DAYS means, for the cross-acceptance process, calendar days, unless otherwise specified.

DENSITY means the number of dwelling units, families, individuals, or housing structures per unit of land. (See also Intensity.)

DEVELOPABLE LAND means unimproved land exclusive of:
(1) public open space; and
(2) land precluded from development due to deed restrictions.

DEVELOPMENT means the following activities:
(1) the division of a parcel of land into two or more parcels;
(2) the construction, reconstruction, conversion, structural alteration, relocation, enlargement, or demolition of any building or other structure, or of any mining, excavation, landfill, or deposition;
(3) any use, or change in the use, of any building or structure on land or water, or land or extension of use of land; and
(4) all other activity customarily associated with the above.

When appropriate to the context, development refers to the act of developing or the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development.

DEVELOPMENT CAPACITY means the extent to which an area can support development consistent with maintaining acceptable levels of economic growth, environmental protection, public facilities and services, public finance, and community quality of life.

DEVELOPMENT CORRIDOR means a transportation corridor and associated areas which possess sufficient capacity in existing and planned infrastructure and developable and redevelopable land to accommodate a strong market demand for development for multiple uses, including employment, commerce, and housing. (See also Corridor.)

DEVELOPMENT REGULATION means a zoning ordinance, subdivision ordinance, site plan ordinance, official map ordinance or other regulation of any public agency concerning the use and development of land.

DEVELOPMENT RIGHT means the nature and the extent to which land, including the the air space above, may be improved under a development regulation.

DEVELOPMENT OF SIGNIFICANT REGIONAL IMPACT means development that exceeds 150 acres, 500 dwelling units, or is of a character, magnitude, or location that could have substantial effect on the health, safety or welfare of citizens of more than one county.

EASEMENT means a right-of-way granted but not dedicated for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

ENDANGERED AND THREATENED SPECIES means species of plants or animals which are designated as endangered or threatened pursuant to the New Jersey Nongame and Endangered Species Act (N.J.S.A. 23:2A-1 et seq.) and the Federal Endangered Species Act (16 U.S.C.A. 1531-43).

ENVIRONMENTALLY SENSITIVE FEATURES refers to the following natural and cultural resources which, due to their nature or value, tend to result in severe physical, biological, social, or economic loss if disturbed:

(1) aquifer recharge areas;
(2) coastal dunes, beaches, barrier islands, and shorelines;
(3) critical slope areas;
(4) flood plains;
(5) habitats of endangered and threatened species;
(6) historic areas;
(7) public water supply reservoirs;
(8) ridge lines;
(9) scenic corridors;
(10) stream corridors;
(11) waste disposal sites;
(12) wetlands;
(13) wildlife corridors.

EXISTING SEWER SERVICE AREA means an area that is currently served by an existing community sewage system.

EXURBAN refers to the areas situated beyond the suburbs of a city.

EXURBAN RESERVE means the areas comprising Tier 5.

FINAL REPORT (See Cross-Acceptance Report.)

FLOOD HAZARD AREA means the area within a flood plain subject to flooding from a storm with a frequency of recurrence of once or more per 100 years.

FLOOD PLAIN or **FLOOD PRONE AREA** means the channel and the relatively flat area adjoining the channel of a stream or river which has been or may be covered by flood water.

FLOOR AREA RATIO means the sum of the area of all floors of buildings or structures divided by the total area of the site.

FUNCTIONAL PLAN or **FUNCTIONAL MASTER PLAN** means a plan prepared by a State agency, county, municipality, or other public entity to specify and coordinate the provision and physical development of infrastructure, or any element or combination of elements of infrastructure, by and within a jurisdiction. (See also Infrastructure.)

GOAL means a desired state of affairs to which planned effort is directed. Taken collectively, the goals are the most general statement of principles which guide the State Development and Redevelopment Plan.

HAMLET means a small cluster of homes in a rural area with a distinct identity, as described in the regional design system and the tier system of the state plan.

HEADWATERS means the watershed of any (first order) stream within a river basin that is not fed by a tributary stream.

HISTORIC DISTRICT refers to one or more historic sites and intervening or surrounding property united historically or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

HISTORIC SITE means any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which has been formally designated by the state, county, or municipality as being of historical, archaeological, cultural, scenic or architectural significance.

IMPACT ASSOCIATED COSTS means the cost of capital facilities, the need for which is generated by a new development.

IMPACT FEES means charges levied by local governments against new development to generate revenue for capital facilities, the need for which is generated by the new development.

IMPERVIOUS SURFACE means a surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

INDIGENOUS VEGETATION means a native or adopted species which is not invasive or exotic.

INDIVIDUAL SEWAGE SYSTEM means a septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device serving a single unit. (See also Community Sewage System.)

INFRASTRUCTURE (See Capital Facilities.)

INFRASTRUCTURE CAPACITY means the maximum amount of usage that can be accomodated on a given system and still function at an acceptable level of efficiency.

INFRASTRUCTURE NEEDS ASSESSMENT means an analysis of those public and publicly related services which are needed to sustain development in a manner which preserves the health and safety of the State's population.

INTENSITY means the frequency and extent of activity occurring per unit of land. (See also Density)

INTERJURISDICTIONAL refers to an action or activity that involves the cooperative interaction between two or more political jurisdictions. It may include, but is not limited to, interaction among various political jurisdictions within a level of government, or among several levels of government.

LAND means real property excluding improvements and fixtures on, above, or below the surface. (See also Development Right.)

LEVEL OF SERVICE means a qualitative transportation measure describing operational conditions within a traffic stream that is generally described in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

LINKAGE means the social, communications, transportation, recreational or cultural networks connecting development, activities or resources.

LINKAGE FEES means the requirement by local governments that developers provide low and moderate income housing, day care or social activity centers inrelation to the needs created by their development.

LONG RANGE means a scope of activity or action including the present through 15 to 20 years in the future.

LOT refers to a designated parcel, tract or area of land established by a plot or otherwise as permitted by law and to be used, developed or built upon as a unit.

MASTER PLAN means a composite of one or more written or graphic proposals for the general physical development of a county or municipality as set forth and adopted by the planning board pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-28) and the County Planning Act (N.J.S.A. 40:27-1 et seq.).

MID-RANGE means a scope of activity or action including the present through at least 10 years into the future.

MIXED USE DEVELOPMENT means comprehensively planned and designed development that contains at least three different but interdependent uses, including residential use unless otherwise specified. Mixed use development integrates its physical and functional components, is pedestrian oriented within its development, is connected to its surroundings by pedestrian or public transportation access, and is compatible in density, layout, and character with adjacent development.

MODAL SPLIT is a ratio which depicts the allocation of trips to all available modes of transportation. Generally, this ratio compares private automobile usage with transit usage.

MUNICIPAL REPORT means a separate report filed in cross-acceptance by a municipality wishing to dissent, in whole or in part, from the cross-acceptance report prepared and filed by the negotiating entity.

NEGOTIATING ENTITY means a county, or where a county has declined to participate in the cross-acceptance process, some other entity designated by the State Planning Commission to carry out cross-acceptance and prepare the cross-acceptance report.

NEGOTIATION means the dialogue which occurs among participants during the period of cross-acceptance which could lead to a state of consistency or compatibility in their plans and regulations.

NET DWELLING UNITS PER ACRE means the number of residential units per acre of land in an area, exclusive of roads, public open space, and other areas outside of building lots.

NET FLOOR AREA RATIO means the sum of the area of all floors of buildings or structures divided by the total area of the site exclusive of public roads, public open space, and other areas outside of building lots.

NON-AGRICULTURAL DEVELOPMENT means development that is not directly related to agriculture and does not occur on a parcel of land where agriculture occurs. (See also Agricultural Development.)

OBJECTIVE means a more specific articulation of a goal formulated in a manner which enables it to be the object of action.

OFFICIAL MAP means a map, adopted by a governing body of a municipality, in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-32 et seq.). An Official Map indicates the location and size of existing and proposed streets, public drainage ways, flood control basins, and public areas, and usually reflects the provisions of a municipal master plan.

OFF-TRACT CAPITAL FACILITIES means those public facilities and services which support development and are reasonably related to the need generated by that development, but which are not located on the property which is the subject of a development application, nor on a contiguous portion of a street or right-of-way. They may include, but are not limited to, public sewerage, water, solid waste disposal, transportation, drainage and flood control, library, park and recreation, education, fire, and police facilities.

ON-TRACT CAPITAL FACILITIES mean those public facilities and services necessary for development to occur, and are located on the property which is the subject of a development application, or on a contiguous portion of a street or right-of-way. They may include, but are not limited to, water, sewer or other wastewater treatment system, transportation, stormwater management, and floodplain management facilities.

OPEN SPACE refers to any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land. Open space may include agricultural or forest areas. (See also Public Open Space and Recreational Open Space.)

OPEN SPACE RATIO means the proportion of a site consisting of open space compared to the entire site area.

PARATRANSIT refers to forms of passenger transportation which are available to the public, are distinct from conventional transit, and can operate over the highway and street system. Examples of paratransit include shared-ride taxis, carpools, rental cars, and subscription bus clubs.

PEAK PERIOD means the period of time during which the maximum amount of demand occurs. Generally, there is a morning peak and an afternoon peak.

PERIOD OF CROSS-ACCEPTANCE (See Cross-Acceptance Period.)

PLAN or **STATE PLAN** or **THE PLAN** or **THIS PLAN** means the New Jersey State Development and Redevelopment Plan prepared and adopted pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq., unless otherwise specified.

PLANNED SEWER SERVICE AREA means an area that is proposed to be served by sanitary sewer of sufficient capacity to serve anticipated development within the area. These areas include:

(1) sewer service areas delineated in Areawide Water Quality Management Plans or Wastewater Management Plans that have already been approved by the New Jersey Department of Environmental Protection, with the exception of sewer service areas that are recommended by a county or municipality through the cross-acceptance process for deletion from a currently approved Areawide Water Quality Management Plan or Wastewater Management Plan; and

(2) sewer service areas that are recommended by a county or municipality through the cross-acceptance process for inclusion in a future Wastewater Management Plan.

PLANNED UNIT DEVELOPMENT means an area with a specified minimum contiguous acreage to be developed as a single entity according to a plan, containing one or more residential clusters or planned unit residential developments and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of non-residential uses to residential uses as shall be specified in the zoning ordinance.

POLICY means a general rule for action focused on a specific issue. It is derived from more general goals, objectives and strategies. Some policies can be implemented directly through institutional procedures or regulations, others require the establishment of more specific and extensive plans, programs, or standards.

PRELIMINARY CROSS-ACCEPTANCE MAP means the graphic representation of the boundaries of tiers as defined and presented in Volume I of the Preliminary State Development and Redevelopment Plan.

PRELIMINARY PLAN or **PRELIMINARY STATE PLAN** or **THE PRELIMINARY PLAN** means the New Jersey Preliminary State Development and Redevelopment Plan prepared for the purposes of the cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-203, unless otherwise specified.

PUBLIC OPEN SPACE refers to an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservation uses. (See also Open Space and Recreational Open Space.)

PUBLIC OPEN SPACE RATIO means the proportion of a site consisting of public open space compared to the entire site area.

PUBLIC TRANSPORTATION SERVICES means any service designed to carry two or more passengers which is available for use by the public. Public transportation includes, but is not limited to, carpools, vanpools, taxis, local and express buses and minibuses, people movers, trolley buses and trains, subways, and commuter rail systems. Public transportation services may be provided by public, quasi-public, or private entities.

RECOMMENDATIONS means legislative actions or additional programs or studies needed to increase the effectiveness of the State Development and Redevelopment Plan.

RECREATIONAL OPEN SPACE means open space, whether publicly or privately owned, improved or unimproved, set aside, dedicated, designated or reserved for recreational use and enjoyment. (See also Open Space and Public Open Space.)

REDEVELOPMENT means development or adaptive reuseinvolving any existing building or existing structure, including:

(1) construction of new structures associated with the demolition of existing structures;
(2) conversion of existing structures from single occupancy to multiple tenancy;
(3) conversion of existing structures from non-residential use to residential use;
(4) conversion of existing structures from rental to condominium or cooperative ownership.

REGION means a geographical area encompassing land in more than one municipality.

REGIONAL DESIGN SYSTEM means a system which organizes development generally in and around existing settlements, or central places, such as cities, corridor centers, towns, villages and hamlets.

REGIONAL ENTITY means a governmental or quasi-governmental agency which performs planning for land development for an area of the State encompassing land in more than one county.

RESIDENTIAL CLUSTER or **CLUSTER** means an area to be developed as a single entity according to a plan containing residential housing units which have a common or public open space as an appurtenance.

RIGHT-OF-WAY means a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.

RURAL DEVELOPMENT AREA is the area in tiers 5, 6 and 7 which lies outside the boundaries of designated hamlets, villages, towns, or corridor centers.

SCENIC CORRIDOR means an area associated with a highway, waterway, or major hiking, biking, or equestrian trail of significant scenic value.

SEPTIC SYSTEM means an underground system with a septic tank used for the decomposition and treatment of domestic wastewater.

SEWER means any pipe or conduit used to collect and carry away sewage or storm water runoff from the generating source to the treatment plants or receiving streams.

SHORT RANGE means a scope of activity or action including the present through not more than 10 years into the future.

SITE PLAN means a development plan of one or more lots on which is shown:

(1) the existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, flood plains, marshes and waterways;

(2) the location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures, signs, lighting and screening devices; and

(3) any other information that may be reasonably required in order to make an informal determination pursuant to the local subdivision and site plan ordinance.

STANDARD refers to a guideline that defines the meaning of a policy by providing a way to measure a minimum level of its attainment. A standard is specified whenever a particular outcome is desirable or well-established. Standards are compared to local conditions and planning policies during the cross-acceptance process. When local conditions make a particular standard inappropriate, it can be modified, if the concerned municipality can demonstrate that the alternative standard is equally effective in achieving the goals, objectives, strategies, and policies of the Plan.

STATE PLANNING ACT OF 1985 is an act of the New Jersey legislature (N.J.S.A. 52:18A-196 et seq.) which established the State Planning Commission and the Office of State Planning in the Department of the Treasury.

STATEWIDE CAPITAL FACILITIES means those public facilities and services which are not generated uniquely by the demands of any individual development, but which serve the public-at-large. These large scale facilities are dependent upon multi-jurisdictional, state, and/or federal support for their existence. They may include, but are not limited to, major highways, public transportation systems, water distribution, flood protection, and shore protection facilities.

STRATEGY means a general course of action, which links more general goals and objectives of the Plan with more specific Policies. As such, it is a strategic action statement which formulates the intent of the Plan for its associated geographic area. A strategy guides the formulation of policies, standards, plans, programs, regulations, and any other actions which implement the purposes of this Plan, for an individual tier, set of tiers, central place, or other specified area.

STREAM CORRIDOR means any river, stream, pond, lake, or wetland, together with adjacent upland areas, that support protective bands of vegetation that line the waters' edge.

STREAM CORRIDOR BUFFER AREA means an area of undisturbed vegetation, except in the case of agricultural areas utilizing Best Management Practices, maintained along the bank of any surface water body to protect stream corridors from impacts of development.

STREET means any alley, street, avenue, boulevard, road, parkway, viaduct, drive or other roadway and its associated right-of-way, whether existing or planned, and whether publicly or privately owned.

STREET HIERARCHY means the system by which roads are classified according to their purpose and the travel demand they serve.

STRUCTURE means a combination of materials to form anything constructed, installed, or portable for occupancy, use, or ornamentation whether installed on, above, or below the surface of a parcel of land, either permanently or temporarily.

SUBDIVISION means the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale or development.

SUBURBAN refers to the residential areas immediately outside of, and physically and socioeconomically associated with, cities.

SUSTAINABLE YIELD SOURCE means an aquifer, reservoir, or other water source which is replenished through natural processes in a manner that results in no net loss of water over time.

TIER refers to a geographical area defined by a set of criteria which focus on the degree and type of development in an area. The criteria serve as a basis for the growth management policies established for the area. A tier is a single level within the hierarchy of the tier system.

TIER SYSTEM is a growth management system of the State Plan that categorizes geographical areas according to a set of criteria in order to facilitate the application of policies.

TOWN means a settlement or central place that has medium density and inter-related mixed uses, as described in the regional design system and the tier system of the State Plan. This term does not necessarily refer to the form of incorporation of a municipality.

TRAFFIC DEMAND MANAGEMENT refers to strategies aimed at reducing the number of vehicle trips, shorten trip lengths, and change the timing of trips so that fewer people will travel during peak hours. These strategies encourage the use of transit, carpools, vanpools, bicycling, and walking, and typically focus on the home-to-work commute. They also include efforts to provide housing close to jobs to shorten trip lengths. These strategies usually require the joint cooperation of developers, employers, and local governments.

TRANSFER OF DEVELOPMENT RIGHTS refers to a development strategy and procedure that enables a municipality to direct development to suitable locations. Transfer of development rights permits an owner of real property to sell the development rights associated with that property to another owner for application to another property in return for compensation for the market value of those rights.

TRANSPORTATION CORRIDOR means a combination of principal transportation routes involving a linear network of one or more highways of four or more lanes, rail lines, or other primary and secondary access facilities which support a development corridor.

TRANSPORTATION IMPACT STATEMENT refers to a written analysis of the traffic impacts of a proposed development on the transportation network, aand the required improvements to insure safety and maintenance of capacity.

TRANSPORTATION SYSTEM MANAGEMENT refers to a number of strategies available to decision-makers in both the public and private sectors that can reduce the number of cars on the road during peak travel times, such as flex-time, ride-sharing, and shuttle buses.

TRIP means a single or one-way vehicle movement to or from a property or study area. "Trips" can be added together to calculate the total number of vehicles expected to enter or leave a specific land use or site over a designated period of time.

URBAN refers to the areas comprising cities. (See also City.)

URBAN CENTER refers to an older Tier 1 community which has been acknowledged by the State Plan as being among the most distressed municipalities in New Jersey. These older communities will qualify for priority treatment with respect to urban policy programming. Such municipalities must meet the following additional criteria:

(1) classified as Urban Level 1 on the New Jersey Office of Management and Budget's (OMB) Municipal Distress Index; and

(2) among the first 50 municipalities on the OMB Municipal Distress Index.

URBAN SERVICES AND FACILITIES (See Capital Facilities.)

VILLAGE means a small, compact human settlement of rural character. It often incorporates local scale economic and social functions which are integrated with housing. A village typically has a recognizable center, discrete physical boundaries, a pedestrian scale and orientation and a minimum or absence of urban services such as public water supply, sewerage, and transportation. This term does not necessarily refer to the form of incorporation of a municipality.

VILLAGE CENTER means the area within a village that is a focus for civic, social, and/or commercial activities which support the community.

WASTEWATER MANAGEMENT PLAN means a written and graphic description of existing and future wastewater-related jurisdictions, wastewater service areas, and selected environmental features and domestic treatment works (community sewage systems) subject to approval by the New Jersey Department of Environmental Protection pursuant to N.J.A.C. 7:15.

WATERSHED means the drainage basin, catchment, or other area of land that drains water, sediment, and dissolved materials to a common outlet at some point along a stream channel.

WILDLIFE CORRIDOR means habitats of endangered or threatened species, or habitats of other significant wildlife communities or indicator species identified in consultation with the New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife.

PART NINE

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