
APPENDIX A

The New Jersey State Development and Redevelopment Plan: Excerpts from the DRAFT Final Plan

The following information is excerpted from the State Development and Redevelopment Plan, Draft Final version. The focus is on information that seems relevant to the watershed planning process for the Raritan River Basin. There is a great deal of additional information available in the complete, final State Plan (adopted on 1 March 2001), which has been posted at the Office of State Planning Web site at:

www.state.nj.us/osp/sdrp2.htm

We encourage you to review the full plan to get a complete sense of its implications for New Jersey. However, these excerpts should provide a synopsis of key components that may influence watershed planning or the functions plans and regulations at the municipal, county and State level that are related to watershed issues.

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The New Jersey State Development and Redevelopment Plan:

Excerpts from the DRAFT Final Plan

Preface

A. Status of the State Plan

[The State Plan is] used to guide municipal and county master planning, State agency functional planning and infrastructure investment decisions. It is not appropriate to use the State Plan directly to formulate codes, ordinances, administrative rules or other “regulations.”

I. Introduction to the Draft Final Plan

A. Overview of the State Plan

Planning must be undertaken at a variety of scales and should focus on physical or functional features that do not always correspond to political jurisdictions [such as] ...watersheds... Planning must be closely coordinated with, and supported by, investment, programs and regulatory actions.

...Center Boundaries, ...Environs Protection, and...Cores and Nodes serve as the preferred approaches for managing growth to achieve the goals of the State Plan.

The protection, restoration and integration of nature and natural systems enriches our lives, conserves our resources and protects the health of our citizens and biological resources.

Using ecological design principles to guide the development of industrial products and the build environment will reduce environmental damage...

5. State Plan Policy Map

Planning Areas

...In all cases, the application of Planning Area Policy Objectives serves to achieve the Goals of the State Planning Act. In no case, however, do Planning Areas function in any way as analogous to zoning classifications.

The Planning Areas [include]:

- PA 4 Rural Planning Area and PA 4B Rural/Environmentally Sensitive Planning Area
- PA 5 Environmentally Sensitive Planning Area and PA 5B Environmentally Sensitive/Barrier Island Planning Area

The State Plan [recommends} a minimum average density of 5,000 people per square mile for Regional Centers, Towns and Villages; ¼ acre lots.
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...Environs should be protected from the impacts of development within the Centers and from other sources. Growth otherwise planned for the Environs should be focused in Centers...

Wherever possible, Centers should be surrounded by greenbelts where appropriate to contain growth...

6. Role of the State Development and Redevelopment Plan

The State Plan is different from functional State agency plans and municipal and county master plans. The State plan is not a regulation but a policy guide...

B. 2020 Vision – Livable Communities and Natural Landscapes

1. Vision of New Jersey in 2020

...Daily amenities have improved, with the rehabilitation of parks, the opening up of waterfronts and creeks to public use...Our urban areas are green...People of all economic and education levels are choosing to live in New Jersey's cities...The State Plan has significantly changed the look of New Jersey's suburban landscape—more accessible and more pleasant places. Housing has been added, transit brought in, and pedestrian walkways created—maintaining the character and values that led many to seek out suburbia – privacy, security, beauty and convenience...Rural areas have accommodated growth and achieved new vitality while maintaining the rural character and large contiguous areas of farmland. An increase in the number of young farmers and even in some cases the cultivation of agricultural lands abandoned in earlier decades. Rural development and redevelopment has been channeled largely to our existing hamlets, villages, towns and regional centers while compact, carefully planned and designed new Centers are located in areas that minimize disturbance to agricultural lands and lands with environmentally sensitive resources. Large contiguous areas of farmland and other open lands have been preserved to ensure the future viability of agriculture and maintain a rural environment...A sound business climate, a streamlined land use regulatory process, an enhanced quality of life, and the lowering of costs through the provision of cost-effective public services has led New Jersey to become the most prosperous state in the union...Compact growth helps curtail the destruction of natural resources...We have learned how to design with nature, to match our needs with their essential processes, so that we both benefit and thrive...Cooperative planning, often based on watersheds, has led to the more effective protection of environmental resources and the maintenance of large contiguous tracts of open lands so essential to healthy ecosystems. As a result, many of New Jersey's indigenous species have rebounded from previous population lows and are flourishing.

2. Livable Communities

Throughout the State you find Livable Communities...They are distinct from their environs. They have evolved and been maintained at a human scale. They have recognizable natural and built landmarks that provide a sense of place and orientation. Livable Communities are:

Dynamic	Ecological
Diverse	Efficient
Compact	

Livable Communities exist everywhere. They are unique sections of a city, a suburban neighborhood or a town or village in a rural municipality. ...Public opinion polls suggest that New Jerseyans strongly support the idea of Livable Communities.

II. Statewide Goals, Strategies and Policies

A. Statewide Goals and Strategies

1. Revitalize the State's Cities and Towns

Strategy

Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan.

Vision of New Jersey in 2020

Improved water quality and safe and convenient access to waterfronts have made seasonal activities like fishing, boating and swimming even more popular among urban residents. Marshes have been restored, and trails, walkways and greenways connect neighborhoods and surrounding communities.

New Jersey's urban areas are thriving, growing and working—in other words, becoming more sustainable...more economically sustainable due to increases in the use of ecological design and technology, energy efficiency, greenery, and air and water quality.

...the State Plan approach to revitalization is based on the following interrelated strategies:

- **Change the way that land is developed and redeveloped in our cities and towns.**
...Residents and visitors to cities and towns should have the same right and opportunity to experience the riverfront and stream vistas, parks and open spaces, tree lined streets and plazas, the finest architecture and urban design available in both public and private settings.

2. Conserve the State's Natural Resources and Systems

Strategy

Conserve the State's natural systems and resources as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development in Center in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development of Centers and the use of land, water, soil plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.

Vision of New Jersey in 2020

...The interdependent connections between land use, water quality, water supply and flood control are now expressed in a regulatory climate that relies on integrated and collaborative watershed-level planning that links activities to the sustainable capacity of the natural systems. State and local agencies and the private sector coordinate plans for land use, flood control, water supply, water quality, Stormwater and wastewater. The State's water supplies headwaters of rivers, collecting areas for reservoirs, aquifer recharge areas and well fields are protected through coordinated local plans and regulations. Urban Center and developed areas have also begun incorporating natural systems into their infrastructure, such as their Stormwater management plans. ...a record number of preserved acres of habitat. ...Communities have come to regard local rivers and estuaries as amenities and have protected them as interconnected blue corridors for the benefit of residents and animal and plant species alike. Similarly, green corridors vein through urban areas and connect even our most dense development to supporting natural areas and to one another.

Related Plans

Conservation Element -- An optional element under the MLUL for municipal master plans that provides “for the preservation, conservation and utilization of natural resources, ...and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.”

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

Strategy

Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living...make the State more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. ...Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs.

Vision of New Jersey in 2020

...New measures of economic performance and well being taking into account quality of life, the depletion of natural resource and other factors formerly considered externalities, have been created and are used to guide decisions. Real estate costs are restrained or reduced by the provision of ample land zoned for moderate and high-density development ...and through the redevelopment of obsolete or underutilized facilities on sites with available infrastructure. Costs are also restrained by a planning and regulatory system which insures that development occurs in cost-effect locations and that projects are built in reasonable periods of time. ...Farmland loss has slowed dramatically, with development occurring in existing Center and in carefully planned new Centers. Large contiguous areas of productive farmland have been preserved, ensuring the sufficient land base necessary for a viable industry. ...The small town and rural life-style associated with agricultural areas remains an attractive feature of New Jersey Life.

Background

According to the 1900 Census, 7.6% of the State's population and 13.4% of households were below the federally-defined poverty level...nearly one third of New Jersey households are cost-burdened, and/or live in overcrowded and substandard housing. ...Another constraint to economic development in New Jersey is the often costly, time-consuming and complex regulatory process required to obtain approvals to build and operate new businesses. ...New Jersey has the second most expensive farmland in the nation, but also the highest income per acre...a high risk business in many parts of the state.

4. Protect the Environment, Prevent and Clean Up Pollution

Strategy

...Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecological designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage, land, water and energy consumption, and to minimize impacts on public health and biological systems, water and air quality.

Vision of New Jersey in 2020

...Watershed-based planning, increased inter-municipal cooperation, and improved site disturbance measure have reduced nonpoint source pollution, especially sedimentation in streams, lakes and reservoirs, and improved the protection of well fields and aquifer recharge areas. The public is appreciative of the pollution threat posed by nonpoint source pollution...and has worked to modify behavior patterns of businesses and residents. ...Changes in landscaping practices also

reflect an increased use of native species, in recognition of their lower maintenance needs and sustainability. As a result, there has been a corresponding reduction in organic matter, heavy metals, nutrients and synthetic organics in Stormwater runoff, preserved larger areas of vegetative cover, and enhanced aquifer recharge. ...Changes in the regulatory system support and encourage wastewater treatment systems that are innovatively designed, adequately funded and properly operated to ensure high effluent quality and prevent degradation of the ground or surface waters to which they discharge. New alternative waster technologies are being approved and used in smaller Centers to encourage and enable compact forms of development. Septic management programs have been developed to assure that septic tanks are pumped out on a regular basis. The reduction in septic system failures and the increase in water quality in local streams and water bodies has been dramatic wherever such measures have been implemented. Today, the State's river miles support healthy, sustainable biological communities. The goal of "fishable and swimmable" state waters has been met. ...Statewide, the loss of identified critical resources, including critical slope areas and wetlands, has slowed dramatically. Cleanup and restoration of previously degraded wetland systems as part of a variety of incentive programs, including brownfields, has been very successful in restoring natural functions and ecosystem integrity.

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

Strategy

...purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.

Vision of New Jersey in 2020

...In striving to reduce the costs of public services, we have changed the ways in which we think about and use our land. Local master plans are based on analyses of regional needs and opportunities, on impacts of alternative plan scenarios and on long range, life-cycle assessments of needs and costs. ...With more comprehensive and detailed planning now preceding land use decisions, State and local regulatory processes are streamlined and consolidated.

6. Provide Adequate Housing at a Reasonable Cost

Background

...A combination of fiscal pressures, perceived market demand, inflexibility in financing and underwriting criteria, restrictive zoning ordinances, and public expenditures focusing on highway capacity expansion combine to reinforce this development pattern.

7. Preserve & Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Strategy

...Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites.

Vision of New Jersey in 2020

...the New Jersey trails system, a statewide network of trails and walkways...laces together national, state, county and municipal parks, museums and historic areas through the state. It coincides with the greenways in many places... It also serves as a focus for redevelopment efforts in the state's river towns. ...One million acres of open space and farmland have been preserved. State, local and private funding has helped build a multi-purpose regional system of facilities integrating recreation and open space planning with land use and other infrastructure planning. ...wildflowers have replaced grass.

8. Ensure Sound and Integrated Planning and Implementation Statewide

Vision of New Jersey in 2020

...State investments and regulations regarding transportation, open space, wastewater and water supply, farmland preservation and other public facilities are based on agency plans that are consistent with local, county, regional plans and the State Plan, as well as other State agency plans.

B. Statewide Policies

1. Equity

It is the intent of the State Planning Commission that benefits and burdens of implementing the State Plan should be equitably distributed among all citizens of the State

2. Comprehensive Planning

...using capacity analyses strategically to guide the location and pattern of growth...

The Commission's objectives for the Plan Endorsement process are:

1. ...achieve the essential provisions of the State Plan.
2. ...to plan on a regional basis...
3. To consider the entire municipality...
4. To determine how local and state plans support each other.
6. To support with State investment programs and permitting assistance the implementation of local plans that meet statewide objectives.

...In the Metropolitan and Suburban Planning Areas, plans do not have to delineate a Center Boundary or identify Environs. ...In the Fringe, Rural and Environmentally Sensitive Planning Areas, Center Boundaries and Environs are delineated and contained within plans endorsed by the State Planning Commission.

Policy 14 Regional Strategic Plans

Develop Regional Strategic Plans consistent with the State Plan through a partnership of State, county, regional and municipal agencies for labor markets or other areas that define the needs, opportunities, vision and regional objectives and strategies for:

- land use
- redevelopment
- economic development
- housing
- public facilities and services
- environmental protection and conservation
- intergovernmental coordinator
- quality of community life.

Policy 18 Sound Planning for Regulatory Efficiency, Predictability & Accountability

Use the planning process to resolve issues in advance of the regulatory process and to eliminate unnecessary and costly delays.

3. Public Investment Priorities

Policy 1 Priority for Public Health and Safety

Highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, regardless of the location.

Policy 2 Priority for Infrastructure Maintenance, Repair and System Preservation

The maintenance, repair and system preservation of infrastructure should be given priority over all other infrastructure expenditures, except those that protect the public's health and safety (see Policy 1). This policy (Policy 2) should not be interpreted to include the expansion of facilities to accommodate future growth or to meet new level of service standards. Additionally, when granting funding for local projects, priority should be given to cities and towns, which are typically more densely populated areas of the state.

4. Infrastructure Investments

Provide infrastructure and related services more efficiently by restoring systems in distressed areas, maintaining existing infrastructure investments, creating more compact settlement patterns in appropriate location in suburban and rural areas, and time and sequencing the maintenance of capital facilities service levels with development through the State.

Policy 3 Infrastructure and Development

Encourage development, redevelopment and economic growth in locations that are well suited with respect to present or anticipated public facilities and services and where infrastructure can be provided at private expense or with reasonable expenditure of public funds and in accordance with the provisions of the State Plan.

Policy 17 Infrastructure Investments and Historic, Cultural and Scenic Resources

Provide infrastructure in ways that ensure the preservation and renewal of historic, artistic, archaeological, aesthetic, scenic and other cultural resources and that protect these resources from the direct, indirect and cumulative impacts of installing infrastructure and induced development.

Policy 18 Infrastructure Investments and Natural Resource Protection

Plan, design, construct and maintain infrastructure in accordance with capital plans that protect the functional integrity of natural resources from the impacts, including direct, indirect and cumulative, of installing the infrastructure and induced development.

Policy 19 Infrastructure Investments and Water Resources

Provide the necessary infrastructure investments and related services in accordance with capital plans that ensure a safe and sufficient supply of water for present and anticipated needs according to a comprehensive watershed management plan that includes water quality standards, water conservation measures, measures that protect future supplies from the cumulative impacts of development and use of land assets that protect water supplies.

Policy 21 Infrastructure Investments and Flood Control & Stormwater Management

Plan, design, construct and maintain integrated flood control and Stormwater management infrastructure and related services, and address both point and nonpoint sources, and maximize the use of nonstructural alternatives to minimize flooding, water pollution, and damage to structures and ecological systems.

Policy 22 Infrastructure Investments and Sanitary Sewer Systems

Support sanitary sewer system installations that promote growth in Centers and other appropriate areas in Metropolitan and Suburban Planning Areas and accommodate growth in Centers in Fringe, Rural and Environmentally Sensitive Planning Areas in ways that achieve water quality goals.

Policy 23 Combined Sewer Systems

Support sanitary sewer system installations that separate wastewater and stormwater systems where feasible.

Policy 24 Rural Wastewater Systems

Encourage the use of innovative technologies and decentralized systems in Centers in communities with Endorsed Plans in the Fringe, Rural and Environmentally Sensitive Planning Areas where they are adequately financed, managed and maintained to achieve environmentally and cost effective operation.

Policy 26 Infrastructure Investments and Recreational Facilities & Open Space

Protect recreational facilities and open space from direct, indirect and cumulative impacts associated with the installation of infrastructure and induced development.

Policy 27 Acquiring Land for Multiple Benefits

Coordinate and leverage public investment in land assets, in fee or easements, to provide multiple benefits for public purposes including land banking.

Policy 28 Retention of Public Land for Public Purposes

Protect existing public investments in land where they may serve future transportation needs, provide recreation opportunities or benefit other public purposes.

Policy 30 Infrastructure Investments and Farmland and Contiguous Open Space

Acquire, develop and install infrastructure, related services and public and private utilities in ways that protect and maintain the functional integrity of contiguous open space areas and corridors, farmland and environmentally sensitive features, except where necessary to provide emergency access to existing uses to address immediate or emerging threats to public health and safety.

Policy 32 Conversion of Seasonal Communities

Use the capital planning process to identify and make the necessary infrastructure investments in seasonal communities that have become or are becoming year-round communities to remedy threats to the public's health and safety and prevent environmental degradation.

5. Economic Development

Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by...encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.

Policy 3 Efficient Regulatory Procedures

Restructure and simplify regulatory activities through comprehensive planning and careful reengineering in order to eliminate unnecessary and costly delays.

Policy 29 Sustainable Economic Growth

Economic development activities should avoid the depletion of resources and any other activities which compromise the livelihood of future generations and negatively affect quality of life.

6. Urban Revitalization

Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex plans that promote revitalization, economic development and infrastructure investments, ...improve access to waterfront areas, public open space and parks...

Policy 20 Environmental Cleanup

Maintain and improve local and regional cooperative planning efforts that reinforce State, local and private brownfields and other environmental cleanup initiatives, giving first priority to sites that present a threat to the public health.

Policy 21 Sewer Systems and Revitalization

Improve wastewater treatment and stormwater management systems where necessary to meet current standards and specified levels of service, including the separation of combined sanitary and storm sewer systems.

8. Transportation

Policy 5 Transportation and Natural Resource Protection

Coordinate transportation planning and project development with environmental planning through a capital planning process. Before programming for construction, evaluate the direct, indirect and cumulative impacts of installing transportation improvements and of the development that these improvements may support or induce to ensure that they accommodate and protect sensitive environmental resources.

9. Historic, Cultural & Scenic Resources

Policy 9 Greenways, Scenic and Historic Corridors

Establish within a regional Greenway system publicly accessible portions of scenic and historic corridors to provide passive and active recreational and cultural opportunities.

11. Water Resources

Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.

Policy 1 Intergovernmental Coordination

Coordinate the planning efforts of agencies that manage and protect land, water and other environmental resources to ensure consistency among plans and that the cumulative effects of development and redevelopment do not degrade water quality and supply.

Policy 2 Integration of Water Quality and Land Use Programs

Integrate State, regional and local land use and water management planning to avoid surface and ground water degradation due to the cumulative effects of point and nonpoint source pollution.

Policy 3 Watershed Resource Planning

Institute a watershed-based resource planning and permitting program which addresses sustainability of ground and surface water resources including, at a minimum: water quality, water supply, wastewater management, land use planning and regulation, nonpoint and point source pollution abatement, flood control and effects of inter-basin transfers.

Policy 4 Prevention of Water Pollution

Prevent pollution by managing the character, location and magnitude of development based on direct and indirect, individual and cumulative impacts on ground and surface water quality as measured by recognized scientific methods.

Policy 5 Water Quality/Individual and Community On-Site Wastewater Treatment Systems

Provide for well-designed and maintained individual and community on-site wastewater treatment systems that produce treated effluent suitable for recharging ground water or for assimilation in surface water bodies.

Policy 6 Toxic and Hazardous Materials

Manage the location and design of land uses and structures that involve the use, storage, treatment or disposal of toxic and hazardous materials to prevent contamination of ground and surface water.

Policy 7 Wetlands

Protect and enhance wetlands as a means of protecting and improving water quality, controlling floods and ensuring habitat diversity through watershed planning, local and regional land use planning, incentives, education and regulation.

Policy 8 Nonpoint Source Pollution

Reduce and where feasible eliminate the volume and toxicity of pollution in surface and ground water from nonpoint sources.

Policy 9 Integrating Land Use Planning and Natural Resource Information

Integrate county and municipal land use planning with information on carrying capacity of natural systems and landscape units (e.g. watershed), including aspects of the local or regional hydrologic system.

Ground Water

Policy 10 Protecting Ground Water Sources

Include policies and standards for managing development and redevelopment in county and municipal master plans and development regulations to protect aquifer recharge areas and wellheads of public and private potable water supply systems.

Policy 11 Identification and Delineation of Aquifer Recharge Areas as Critical

Municipal and county plans should reflect locally important aquifer recharge areas as Critical Environmental Sites to protect local ground water resources and improve the statewide coordination of planning efforts.

Policy 12 Management Programs for On-site Waste Disposal and Septage Removal

Establish management programs for the maintenance of on-site wastewater systems and the appropriate disposal of septage to prevent system failure and eliminate pollution from septic systems.

Policy 13 Water Quality and Limestone Areas

Protect surface and ground water quality in limestone areas by utilizing state-of-the-art planning and engineering standards specifically designed for use in limestone areas.

Policy 14 Managing Development for Water Quality

Protect ground water quality by assuring proper siting, design and installation of on-site wastewater or stormwater treatment systems which would not drain directly into areas of limestone, porous soils, high water tables and fresh and saltwater wetlands.

Policy 15 Aquifer Protection

Manage the character, location and magnitude of development and redevelopment in aquifer recharge areas to avoid potential contamination or saltwater intrusion and to otherwise avoid adversely affecting the quantity and quality of water in the aquifer.

Policy 16 Wellfield Protection

Manage the character, location and magnitude of development and redevelopment to prevent the discharge of pollutants that may adversely affect wellfields and areas designated as existing or future water supply sources.

Surface Water

Policy 17 Identification and Delineation of Surface Water Systems

Identify and delineate headwaters, reservoirs and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems to protect them from immediate or cumulative negative impacts to flow and quality.

Policy 18 Buffer Areas

Establish and maintain appropriately vegetated buffers along streams, rivers, wetlands, reservoirs and scenic waterways to protect the natural functions and quality of surface water resources.

Policy 19 Site Disturbance

Site disturbance should be minimized to prevent or reduce soil erosion, sedimentation, compaction and loss of native vegetation.

Policy 20 Stormwater Management Facilities

Convey stormwater to surface water bodies at a quantity, quality and rate equal to that which would be achieved through natural processes, emphasizing the use of naturally functioning systems and nonstructural methods.

Policy 21 Regional Stormwater Management

Encourage regional flood and stormwater management planning and where appropriate the creation of regional control facilities to minimize the proliferation of on-site basins.

Water Supply Management

Policy 20 Development and Water Supply

Establish the character, location, magnitude and timing of development and redevelopment based on, and linked to, the quantity of water that is available without adversely affecting water-dependent habitats and ecosystems and without exceeding the sustainable yield of the water source.

Policy 21 Water Supply and Facilities Capacity

In areas experiencing stressed water supply resources, improve current systems and manage water use and development intensity to minimize the need for additional water supply facilities.

Policy 22 Water Supply Master Plan

Coordinate the Statewide Water Supply Master Plan with the State Plan, and coordinate State, regional and local land use with the Statewide Water Supply Master Plan to ensure that water demands of new development do not exceed or degrade water resources.

Policy 23 Water Conservation

Encourage appropriate use of indigenous plants in landscaping, water-saving design, building standards and construction techniques, agricultural best management practices, water reclamation and reuse, peak period pricing, and water conservation measures to reduce demands for water supply.

Policy 24 Agricultural Water Supply

Consider the water needs of agriculture in water supply planning at all levels of government.

Policy 25 Drought Planning System Interconnections

Interconnect individual public water supply networks to create an emergency system that can meet water supply need during periods of drought.

Flood Control

Policy 26 Flood Plain Development and Redevelopment

Protect and enhance wetlands and avoid development and redevelopment in designated flood plains.

Policy 27 Natural Systems and Nonstructural Methods

Use naturally functioning systems and nonstructural methods for stormwater management and flood control in public and private development wherever practicable.

Policy 28 Stormwater Management Systems

Plan for stormwater management and flood control systems on a watershed basis, incorporating where feasible natural systems and nonstructural methods, including increased filtration.

Policy 29 Flood Protection

Where natural and nonstructural methods, including buy-outs, are insufficient to provide flood protection, design and construct adequate flood protection facilities to minimize risk to life and property and to preserve water-dependent ecosystems.

Policy 30 Flood Control and Designation of Critical Environmental Sites

Identify Flood Control Priority Areas (as designated in the New Jersey Statewide Flood Control Master Plan of DEP as high and medium priority hydrologic planning units) and Flood Hazard Areas (as delineated by DEP) of less than one square mile as Critical Environmental Sites to ensure coordination of planning efforts and to support State and local resource protection efforts.

Policy 31 Managing Development and Redevelopment outside of Flood Plains

Design and construct new development so that there is no net increase in the runoff rate or flood peak to prevent increases in flooding and damage to stream corridors.

12. Open Lands and Natural Systems

Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.

Open Space and Recreational Lands

Policy 1 Open Space Acquisition Priorities

Funds for the acquisition of open space and farmland retention, should be used for the following features (not listed in order of priority):

- . Critical Environmental Sites;
- . greenbelts that define Centers;
- . greenways;

- land containing areas of significant agricultural value, recreational value, scenic value or with
- environmentally sensitive features;
- land in agricultural production that achieves other open space goals;

Policy 4 Integration of Goals

Plan and design the preservation of recreational and open space land to maximize implementation of other Statewide Policies, including environmental protection and protection of the Environs, while implementing recreational and open space policies.

Policy 7 Open Space and Redevelopment

Redevelopment programs should provide for the acquisition, development and maintenance of recreational and public open space that will assist in the creation of an attractive and desirable quality of life in the redevelopment area.

Policy 8 Trails, Greenways and Blueways as Public Open Space Linkages

Implement the New Jersey Trails Plan for a statewide network of open space corridors (greenways) and waterway corridors (blueways) that link recreational and open space land by way of corridors, paths, river and stream corridors, migratory routes, hiking and biking trails, beaches, abandoned railroad rights-of-way, scenic trails and outlooks, historic areas and other resources and public open spaces, through the cooperation of State, regional and local government as well as private groups and property owners.

Policy 9 Retention of Recreational and Open Space Land in Private Ownership

Promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands or forest lands, as well as privately owned recreation facilities such as golf courses and ski resorts, as appropriate, through technical assistance, easement purchases, density transfers and deed restriction programs at the State level.

Policy 10 Publicly Owned Watershed Lands

Establish and maintain undeveloped publicly owned lands within the watersheds of potable water supply reservoirs as public open space and distribute the cost of maintaining such lands equitably as a public asset.

Policy 12 Coastal/Waterfront Access

Maintain and improve public access to coastal and waterfront areas of recreational, aesthetic, cultural or ecological value provided that such access does not degrade the function and value of the natural resource system.

Biological Diversity

Policy 16 Contiguous Open Space

Preserve and restore the functional integrity of natural systems, including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.

Policy 17 Corridors

Connect large contiguous tracts of forest, grasslands and other natural lands with stream and river corridors by corridors and greenways so as to enhance their functional integrity for biological diversity.

Policy 18 Designation of Critical Habitats as Critical Environmental Sites

Designate areas of Critical Habitats of less than one square mile in extent as Critical Environmental Sites during the preparation of municipal plans to ensure coordination of planning efforts and to support State and local resource-protection efforts.

Critical Slopes

Policy 22 Identification and Delineation of Critical Slopes and Ridgelines

State, regional and local governments should cooperate in the implementation of a comprehensive, statewide program to map critical slope and ridgeline areas. Designate them as Critical Environmental Sites to ensure coordination of planning efforts and to support State and local resource protection efforts.

Policy 23 Design of Development

Manage the character and location of development in critical slope and ridgeline areas through municipal master plans and regulations that ensure that the development is visually compatible with the scenic character of the critical slope and ridgeline area.

Policy 24 Performance Standards for Critical Slope Areas

Performance standards based on local soil, topographic and geological conditions for development in critical slope and ridgeline areas should be incorporated in development regulations to maintain the hydrologic cycle, prevent erosion and preserve critical habitats.

Policy 25 Soil Disturbance and Stormwater Management

Construction standards that minimize soil disturbance during construction in critical slope areas should be prepared and implemented by municipalities with the technical support and assistance of State agencies. Critical slope areas that are cleared during development or forestry activities should be revegetated with native vegetation according to appropriate soil conservation and stormwater management techniques.

Policy 26 New Capital Facilities

New capital facilities should not be extended to critical slope areas except where necessary to provide emergency access to existing uses or to address a public health and safety need.

Forested Areas

Policy 27 Identification and Delineation

State, regional and local governments should cooperate in mapping forest resources throughout the state. Identify important forest resources as Critical Environmental Sites to ensure coordination of planning efforts and to support State and local resource protection efforts.

Policy 31 Water Quality

Forest management practices should be designed to protect watersheds, wetlands, stream corridors and water bodies from nonpoint source pollution and other adverse effects to water quality and aquatic habitat.

15. Agriculture

Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.

Policy 1 Agricultural Land Retention Program Priorities

Funds for farmland retention should be given priority in the following order, unless a county or municipal farmland preservation plan has been prepared and approved by the State Agriculture Development Committee (in which case, priority shall be based on said plan):

- (1) Rural Planning Area;
- (2) Fringe and Environmentally Sensitive Planning Areas;
- (3) Metropolitan and Suburban Planning Areas.

Policy 5 Innovative Planning and Design Techniques

Encourage creative land planning and design through tools such as clustering, phasing, equity insurance and density transfers, purchase and donation of development rights, agricultural enterprise zones and districts and the provision of self-contained community wastewater treatment systems to serve Centers, to accommodate future growth in ways that maintain the viability of agriculture as an industry, and to achieve the Policy Objectives of the Planning Area while avoiding conflict with agricultural uses.

Policy 6 Agricultural Water Needs

Include consideration of the water needs of the agricultural industry in water supply planning at all levels of government.

Policy 16 Promote Agricultural Management Practices

Encourage the use of agricultural management practices to ensure sustainable and profitable farming while protecting natural resources.

16. Coastal Resources

Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional development capacity analysis, protect vital ecological areas and promote recreational opportunities.

Policy 5 Coastal Resource Management

Promote well-planned and revitalized coastal communities that sustain economies, are compatible with the natural environment, minimize the risks from natural hazards and provide access to coastal resources for the public use and enjoyment.

Policy 7 Natural Disaster Planning and Mitigation

Coordinate growth management programs and policies with response planning and mitigation for natural disasters, including major storm events and non-catastrophic events that can result in loss of life, extensive flooding and shorefront erosion.

Policy 9 Shoreline Development

Protect vital ecological areas and coastal high hazard areas to prevent significant adverse long-term impacts on the natural functions of these sensitive areas. Support guidelines that restrict or limit development adjacent to these sensitive areas to water-dependent and compatible uses.

Policy 11 Public Access

Promote recreational opportunities and public access and encourage tourism along the oceanfront, bay front and rivers of the coastal area by protecting public access rights.

Policy 13 Water Quality

Protect coastal water quality and prevent beach closings through proper wastewater treatment, nonpoint source pollution control and adequate stormwater management facilities, thus ensuring safe recreation, healthful seafood and economic vitality.

18. Special Resource Areas

Policy 1 Special Resource Area Planning and Implementation

Develop and adopt planning and implementation strategies to advance State Plan goals and objectives relevant to the unique resources of the Area.

The Highlands

...This Special Resource Area, representing about 13% of the State's land area, includes seven counties and 90 municipalities all or partly within the New Jersey Highlands Region. ...Nearly 70 percent of the area is mapped as environmentally sensitive (Planning Area 4B or Planning Area 5). ...Recognizing the resources and geographic scope of the Highlands as Special Resource Area will aid in coordinating planning in the region.

Planning and Implementation Strategies

- . Establish an intergovernmental planning initiative, inclusive of public participation, to:
 - identify and address the existing and prospective conditions, opportunities, and challenges of the Highlands Region;
 - secure the protection of water quality and water supply, natural resources, open space, unique landscape and community character;
 - promote sustainable economic development; and
 - encourage redevelopment, especially in existing urban areas.

- Undertake a regional development capacity analysis to determine levels and locations of growth that can be sustained within the Highlands Region while maintaining the functional integrity of the regional ecosystems, agriculture, water supplies and local community character.
- Establish sound planning, development and water use practices to maintain and enhance the quality and function of the water ecology – including the ground water, aquifer recharge areas, headwater streams, rivers, lakes, reservoirs and the forested areas that support system functions – and the sustainable management of water resources for both local and extra-regional use.
- Link the planning and implementation strategies to the ongoing watershed planning initiative established by NJDEP.
- Prioritize the targeting of funds for land acquisition in order to protect critical natural, historic, scenic and agricultural resources within the Highlands region.

19. Design

...While recognizing that physical design does not, by itself, solve the state's social, economic and environmental problems, an appropriate physical design framework influences the success of other strategies and is considered indispensable to a sustainable future and to the long-term environmental quality, economic vitality, and community stability of New Jersey. ...The New Jersey Municipal Land Use Law grants wide powers to municipalities to control design. ...New Jersey municipalities are increasingly adopting design controls, although these have often been directed at built areas, such as downtowns or historic districts, with less emphasis placed on shaping new areas of growth.

Policy 5 Balancing the Natural and Built Environments

Use physical design to both enhance the workings of natural systems and support the quality, integrity and continuity of the built environment.

Policy 16 Managing Corridors

Design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way, protect view-sheds, and encourage gateways and distinct transitions between communities.

III. State Plan Policy Map

A. Introduction and General Policies

1. Policies for Planning Areas

Policy 1 Municipal, County, Regional State Planning for Growth among Planning Areas

Municipalities, counties, regional and State agencies should prepare master and functional plans that guide growth using the following steps:

- 1) Promote growth in Centers and other appropriate areas in the Metropolitan Planning Area;
- 2) Promote growth in Centers and other appropriate areas in the Suburban Planning Area;
- 3) Accommodate growth in Centers in the Fringe Planning Area;
- 4) Accommodate growth in Centers in Rural and Environmentally Sensitive Planning Areas.

2. Policies for Centers

Policy 3 Center Boundaries

Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas have Center Boundaries delineating the geographic focus of development and redevelopment activities, infrastructure and other investments. The delineation of a Center Boundary is optional for Centers in the Metropolitan and Suburban Planning Areas and in the Environmentally Sensitive/Barrier Islands Planning Area.

Policy 6 Balancing Growth between Centers and Regions

In the aggregate, Centers should be planned to accommodate regional growth projections, providing a reasonable multiple of land. However, within the region specific Centers may not necessarily require growth.

Policy 10 Land Banking for Future Growth

Consider land banking to ensure that growth within a Center beyond the planning horizon is not unnecessarily constrained. This land may be within or just outside of the Center Boundary.

3. Policies for Environs

Policy 1 Planning and Implementation of the Environs

Protect the Environs of Centers through comprehensive planning and consistent capital investment and regulation.

Policy 2 Large Contiguous Areas

Ensure that large contiguous areas of farmland and open lands are preserved and maintained in the Environs.

Policy 3 Greenbelts

Surround Centers with greenbelts, where appropriate.

Policy 4 Development in the Environs

Development in the Environs should meet the Policy Objectives of the relevant Planning Area.

Policy 5 Transfer Density

Equitably transfer density from the Environs to existing or planned Centers.

B. Planning Areas

1. Metropolitan Planning Area (PA1)

Policy Objectives

(1) **Land Use:** Promote redevelopment and development in Cores and Neighborhoods of Center and in Nodes that have been identified through cooperative regional planning efforts.

(5) **Natural Resource Conservation:** Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites and Historic and Cultural Sites. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link to other Planning Areas.

(6) **Agriculture:** Use development and redevelopment opportunities wherever appropriate and economically feasible to meet the needs of the agricultural industry for intensive agricultural production, packaging and processing, adding value operations, marketing, exporting and other shipping. Provide opportunities for farms, greenhouses, farmers markets and community gardens.

(7) **Recreation:** Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.

Implementation Strategy

...Of particular concern in the Metropolitan Planning Area is the condition of the infrastructure necessary to support a region that constitutes approximately two thirds of New Jersey's population and jobs.

2. Suburban Planning Area (PA2)

...The Suburban Planning Area has about 11% of the State's population and employment.

Intent

In the Suburban Planning Area, the State Plan's intention is to:

- . Provide for much of the State's future development;
- . Promote growth in Centers and other compact forms;
- . Protect the character of existing stable communities;
- . Protect natural resources;
- . Redesign areas of sprawl;
- . Reverse the current trend toward further sprawl; and
- . Revitalize cities and towns.

...the Suburban Planning Areas is a key area for accommodating market forces and demand for new development. ...The relatively unbroken pattern of development in the Suburban Planning Area makes Center Boundaries, as a tool for delineating growth areas or protecting resources or neighborhoods, less useful than creating comprehensive and strategic local, corridor or regional plans. Center Boundaries may be drawn where Centers can be delineated with distinct Environs.

Although all Suburban Planning Areas are or will be in sewer service areas, the Environs should be established to separate Centers. When possible the Environs provide an edge and identity to communities, either by parkland or farmland, or by being partially developed with appropriate low-density uses. The scale and location of the Environs should not compromise the Planning Area's capacity to absorb projected growth.

Policy Objectives

(1) **Land Use:** Guide development into more compact forms. Preserve the Environs as parkland, farmland, or partially developed low-density uses without compromising the Planning Area's capacity to accommodate future growth.

(5) **Natural Resource Conservation:** Conserve continuous natural systems strategically located open space and buffer areas of critical environmental concern. Use open space to reinforce neighborhood and community identity and protect natural linear systems, including regional systems that link into other Planning Areas.

(6) **Agriculture:** Guide development to ensure the continued viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, adding value operations, marketing, exporting and other shipping through development and redevelopment.

(7) **Recreation:** Provide maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects. In the undeveloped portions of this Planning Area, acquire and improve neighborhood and municipal parkland within Centers, and regional parkland and open space either in or within easy access of Centers.

3. Fringe Planning Area (PA3)

General Description

The Fringe Planning Area is a predominantly rural landscape that is not prime agricultural or environmentally sensitive land, with scattered small communities and free-standing residential, commercial and industrial development.

In the Fringe Planning Area large investments in water and sewer and local road networks have not taken place. ...Investments in water and sewer are mainly in existing proposed Centers.

Intent

In the Fringe Planning Area, the State Plan's intention is to:

- Accommodate growth in Centers;
- Revitalize cities and towns;
- Protect the character of existing stable communities;
- Protect natural resources;
- Provide a buffer between more developed Metropolitan and Suburban Planning Areas and less developed Rural and Environmentally Sensitive Planning Areas; and
- Confine programmed sewers and public water services to Centers.

In the Environs, the landscape should contain limited free-standing residential, commercial and industrial development, including activities that may be required to meet the needs of the region and which cannot meet acceptable performance standards for Centers. All such development should be designed to enhance the character of the area by preserving open land, retaining scenic natural systems. The Environs should be protected from unchecked and piecemeal residential and commercial development.

Policy Objectives

The following Policy Objectives should be used to guide the application of the State Plan's Statewide Policies in the Fringe Planning Area, the criteria for designation of existing or new Centers, the policies for delineating Center Boundaries, and local and State agency planning.

(1) **Land Use:** Focus development in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs. Protect the Environs primarily as

open lands. Development in the Environs should not exceed the carrying capacity of natural or built systems and should maintain or enhance the character of the Environs.

(5) **Natural Resource Conservation:** Strategically acquire open space to define Centers and to maintain contiguous open space corridors that link to other Planning Areas and Centers.

(6) **Agriculture:** Guide development to ensure the viability of agriculture and the retention of productive farmland in strategically located agricultural areas and in other adjacent Planning Areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of agricultural industry for intensive packaging, processing, adding value operations, marketing, exporting and other shipping through development and redevelopment.

(8) **Recreation:** Provide maximum active and passive recreational opportunities and facilities at neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems.

4. Rural Planning Area (PA4)

General Description

The Rural Planning Area — including its sub-area, the Rural/Environmentally Sensitive Planning Area — comprises much of the countryside of New Jersey, where large masses of cultivated or open land surround rural Regional, Town, Village and Hamlet Centers, and distinguish other sparse residential, commercial and industrial sites from typical suburban development.

The open lands of the Rural Planning Area include most of New Jersey's prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future. ...In the major farming regions of New Jersey, adequate water resources and large, contiguous tracts of land with minimal land use conflicts are essential to sustaining successful farming operations and farmland productivity.

Intent

In the Rural Planning Area, the State Plan's intention is to:

- . Maintain the Environs as large contiguous areas of farmland and other lands;
- . Revitalize cities and towns;
- . Accommodate growth in Centers;
- . Protect the character of existing, stable communities; and
- . Confine programmed sewers and public water services to Centers.

The State Plan recommends protecting the rural character of the area by encouraging a pattern of development that promotes a stronger rural economy in the future while meeting the immediate needs of rural residents, and by identifying and preserving farmland and other open lands. The Plan also promotes policies that can protect and enhance the rural economy and agricultural industry, thereby maintaining a rural environment...

New development in the Rural Planning Area should be encouraged in well-defined Centers located and designed to achieve the area's Policy Objectives. Development should be guided to Centers with capacity to absorb growth in cost effective ways that minimize impacts on rural features. Public water, wastewater, and other capital-intensive infrastructure should be provided only in Centers...

The Environs should be protected from the impacts of Center development and should be maintained as open land, either in cultivation or a natural state. Greenbelts and other conservation techniques are recommended to serve as buffers between or to mark the edge of Centers, which are delineated by Center Boundaries. ...Existing and new Centers should absorb the growth otherwise projected for the Environs. ...the Rural Planning Area includes a sub-area for Rural/Environmentally Sensitive lands. This sub-area identifies productive farmland that also contains valuable ecosystems or wildlife habitats. ...

Policy Objectives

(1) **Land Use:** Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Development in the Environs should maintain or enhance the character of the area.

(5) **Natural Resource Conservation:** Minimize potential conflicts between development, agricultural practices and sensitive environmental resources, and promote agricultural management practices and other agricultural conservation techniques to protect soil and water resources. Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protect natural systems and natural resources.

(6) **Agriculture and Farmland Preservation:** Give priority to the Rural Planning Area for farmland preservation funding to preserve lands around Centers and maintain and enhance large contiguous areas of farmland and open space.

(7) **Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisition and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems and by facilitating alternative recreational and tourism uses of farmland.

5. Environmentally Sensitive Planning Area (PA5)

General Description

The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats. ...The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. ...Environmentally Sensitive Planning Areas are characterized by watersheds of pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered and threatened plant and animal species; coastal and freshwater wetlands; prime forested areas; scenic vistas; and other significant topographical, geological or ecological features. ...

The Environmentally Sensitive Planning Area is highly vulnerable to damage of many sorts from new development in the Environs, including fragmentation of landscapes, degradation of aquifers and potable water, habitat destruction, extinction of plant and animal species and destruction of other irreplaceable resources which are vital for the preservation of the ecological integrity of New Jersey's natural resources.

Intent

In the Environmentally Sensitive Planning Area, the State Plan's intention is to:

- . Protect environmental resources, through the protection of large contiguous areas of land;
- . Accommodate growth in Centers;
- . Protect the character of existing stable communities;
- . Confine programmed sewers and public water services to Centers; and
- . Revitalize cities and towns.

...The ecological systems of the Environmentally Sensitive Planning Area should be protected by carefully linking the location, character and magnitude of development to the capacity of the natural and built environment to support new growth and development on a long-term, sustainable resource basis. Large contiguous areas of undisturbed habitat should be maintained to protect sensitive natural resources and systems. Any new development that takes place in the Environmentally Sensitive Planning Area should capitalize on the inherent efficiencies of compact development patterns found in existing Centers.

...Centers should absorb the growth otherwise projected for the Environs. Development should be guided to Centers with capacity to absorb growth in cost effective ways that minimize impacts on environmentally sensitive features. Wastewater treatment facilities should be provided only in Centers, and private sector investment should provide this infrastructure for new Centers, except where a public/private partnership would benefit the public interest.

Policy Objectives

(1) **Land Use:** Protect natural systems and environmentally sensitive features by guiding development into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques.

Development should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open land preservation have been made. Development in the Environs should maintain and enhance the natural resources and character of the area.

(5) **Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slopes areas, and other significant environmentally sensitive features.

(5) **Agriculture:** Encourage farmland retention and agricultural viability. Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources.

(7) **Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.

6. Critical Environmental Sites (CESs)

General Description

The CES and HCS designations are used to help organize planning for new development or redevelopment by singling out the elements of natural systems, small areas of habitat, historic

sites, and other features that should continue to be expressed in the future landscape through protection and restoration.

Sites that are forwarded to the Commission for inclusion in the State Plan Policy Map as CES or HCS:

- (1) contain one or more of the requisite features (see box);
- (2) are less than one square mile in extent or have a configuration (linear or highly irregular) not conducive to application of Planning Area;
- (3) are identified in local or county master plans, state functional plans, environmental resource inventories, or other documentations or
- (4) are protected by state regulations, local ordinance, public ownership or deed restriction, if applicable; and
- (5) are not currently under regulatory review, at the time of submission of the petition for designation.

Features for Critical Environmental Site (CES) designation:

- . prime (or locally important) aquifer recharge areas
- . well- head protection areas
- . public water supply reservoirs
- . coastal dunes, beaches, and shorelines
- . critical slope areas
- . flood plains
- . habitats of endangered or threatened plant or animal species or unique ecosystems
- . habitats with a wide diversity of resident species or large resident populations
- . freshwater wetlands and ponds
- . staging areas for migratory species
- . stream corridors
- . wildlife corridors
- . significant natural features such as ridge lines, gorges and ravines, or unique geological features (including limestone outcrops)
- . prime forested areas, including mature stands of native species

Intent

It is the Intent of the State Plan to fulfill the goals of conserving natural resources and systems and of preserving and enhancing areas with historic, cultural, scenic, open space, and recreational values through:

- . Recognition of the need for strategic investment decisions designed to protect and enhance rather than adversely impact them. ...
- . The application of relevant provisions of the Environmentally Sensitive Planning Area to these sites in all Planning Areas.

CES and HCS can be mapped in any Planning Area acting as an overlay within the Planning Area.

C. CENTERS

Centers are the State Plan's preferred vehicle for accommodating growth. ...A Center's compact form is considerably more efficient than sprawl, providing opportunities for cost savings across a wide range of factors. Compact form also translates into significant land savings. A Center's development form and structure, designed to accommodate diversity, is also more flexible than single-use, single-purpose sprawl, allowing Centers to evolve and adapt over time, in response to changing conditions and markets. Centers promote community, protect the environment, provide enhanced cultural and aesthetic experiences, and offer residents a superior quality of life.

As Centers are planned to be the location for much of the growth in New Jersey, it is critical that they be located and designed with the capacity to accommodate desired growth.

2. Components of Centers

Center Boundaries

All Centers outside of Metropolitan, Suburban and Environmentally Sensitive/Barrier Island Planning Areas must delineate Center Boundaries. Delineating Center Boundaries is critical for three reasons. First, these boundaries protect the Environs of these Centers... Second, the extent of the Center's development area informs the private sector about public investment intentions... Third, these boundaries provide advance knowledge to agencies at all levels of government about where development is expected in the future so they can plan for the provision of adequate infrastructure...

Urban Centers

...Urban Centers anchor growth in their metropolitan areas, and their influence extends throughout New Jersey, often across state lines and even internationally. They have a distinct center business district and many neighborhoods.

Regional Centers

...New Regional Centers should be located in the State's major corridors and designed to organize growth that otherwise would sprawl throughout the corridor. ...Given their size, cost and complexity, new Regional Centers in New Jersey are unlikely to be conceived as a single development proposal on raw land. Rather, new Regional Centers are likely to involve considerable redevelopment and retrofitting.

Towns

Towns are the traditional centers of commerce or government throughout the State. They are relatively freestanding in terms of their economic, social and cultural functions. Towns reflect a higher level of investment in public facilities and services than their surrounding Environs. They provide a core of commercial services to adjacent residents and provide employment in their regions.

Villages

Villages are compact, primarily residential communities that offer basic consumer services for their residents and nearby residents. ...New Villages will comprise a small Core and collection of neighborhoods. In the Suburban Planning Area, new Villages are likely to be distinguished from surrounding development only by a more cohesive and structured development form and by greater proximity between residential and non-residential uses. In Fringe, Rural and Environmentally Sensitive Planning Areas, new Villages should, wherever possible, be surrounded by natural areas, farmland or open lands in the form of a greenbelt.

Hamlets

Existing Hamlets are found primarily in rural areas, often at crossroads. Hamlets are not synonymous with conventional single-use residential subdivisions. Although Hamlets are primarily residential in character, they may have a small, compact core offering limited convenience goods and community activities. ...The density of a Hamlet should conform to the carrying capacities of natural and built systems. ...New development in existing and new Hamlets, however, should absorb the development that otherwise would occur in the Environs. The amount or level of new development should conform to the capacities of natural resource and infrastructure systems that would exist in the absence of the water and sewer systems.

...New Hamlets are distinct from conventional subdivisions, however, in a number of ways. They are designed with an integrated and interconnected circulation system, which facilitates internal movement...They are structured around a community focal point...

D. ENVIRONS

...In Fringe, Rural and Environmentally Sensitive Planning Areas, the Environs are predominantly forested, agricultural or other undeveloped land. ...In other parts of New Jersey, the Environs may have limited development. ...In highway corridors, the Environs include large warehousing and distribution centers.

...The State Plan encourages growth that would otherwise occur in the Environs to locate in Centers. Existing development in the Environs, if sufficiently concentrated, may offer opportunities for redesign into Centers. New development that cannot be transferred to Centers should be sensitive to the prevailing local conditions and should not compromise local character. ...In the Office of State Planning ;publication "Farmland Subdivision: A Catalogue of Land Use Techniques to Preserve and Enhance Agricultural Uses of Land" a number of techniques are listed...

IV. THE ROLE OF THE STATE PLAN

B. MONITORING, EVALUATION AND ASSESSMENTS

In 1988, the State Planning Commission evaluated three broad alternative patterns of growth: a "continuation of trends," an "urban concentration" scenario restricting growth in rural areas and redirecting growth toward urban areas; and a "corridor and nodes" scenario which would limit sprawl outside existing urban areas by concentrating growth into high intensity, mixed-use Centers in the major development corridors where development pressures are strongest.

The Commission concluded that the preferred vision was an extension of the corridors and centers scenario that enhances opportunities for growth in urban areas. The Plan must revitalize the urban areas with incentives in those areas, not by restricting growth in rural areas. Controlling sprawl in suburban and rural areas must be achieved by restructuring the pattern of growth in New Jersey away from sprawl toward a system of compact "Centers." A rural development strategy that organizes future rural growth primarily around existing settlement patterns would reduce development pressures on agricultural and environmentally sensitive lands.

4. Indicators and Targets

Key Indicators

1. New development located in the Metropolitan and Suburban Planning Areas or within Center Boundaries in the Fringe, Rural and Environmentally Sensitive Planning Areas.

Target: The percent of the State's development located in the Metropolitan and Suburban Planning Areas or within Center Boundaries in the Fringe, Rural and Environmentally Sensitive Planning Areas is 70% from 1995 to 2005 and 90% from 2005 to 2020.

2. The amount of land permanently dedicated to open space and farmland preservation.

Target: The amount of land permanently dedicated to open space is 1,004,000 acres by 2002 and 1,354,000 acres by 2020 (NJDEP).

3. Percent of New Jersey's streams that support aquatic life.

Target: 50% of stream miles assessed fully supporting aquatic life by 2005. 95% of stream miles assess fully supporting aquatic life by 2020.

6. The degree to which local plans and State agency plans are consistent with the State Plan.

Target:

- By 2005, 50% of local plans are consistent with the State Plan and 100% of State agency plans are consistent with the State Plan.
- By 2020, 100% of local plans are consistent with the State Plan and 100% of State agency plans are consistent with the State Plan.

9. Conversion of farmland for development

Target: The rate of conversion of farmland for development will not exceed 3,000 acres per year by 2020.

10. Percent of brownfield sites redeveloped

Target: 80% of brownfield sites identified by the Brownfields Redevelopment Task Force for redevelopment will be redeveloped or undergoing redevelopment by 2005 and 200% of these sites will be redeveloped by 2020

17. Conversion of wetlands for development

Target: Reduce conversion of wetlands to not exceed 50 acres per year statewide by 2005 and to no net loss of acres by 2020.

23. Percent of potable water supplies that meet all standards.

Target: The percent of potable water supplies that meet all standards improves.

24. Percent of development on individual septic systems.

Target: New housing units using individual septic systems should not exceed 10% of all new housing units by 2005 and is further reduced by 2020.

30. Municipalities participating in comprehensive, multi-jurisdictional regional planning processes consistent with the State Plan.

Target: From 2000 to 2005, 60% of the municipalities that receive plan endorsement from the State Planning Commission do so through a comprehensive, multi-jurisdictional regional planning process. From 2005 to 2020, 80% of the communities that receive plan endorsement from the State Planning Commission do so through a comprehensive, multi-jurisdictional regional planning process.

31. Percent of land in New Jersey covered by adopted watershed management plans.

Target: All of the 20 watersheds will have approved plans by 2005 (NEPPS) and will have them updated by 2020.

D. Relationship of the State Plan to Other Plans

...From one perspective, the State Plan is a set of recommendations to the people of New Jersey.
...The State Plan is not a substitute for functional State agency plans or local master plans.

2. State Agencies

The State Plan Act contemplates that State agency investment decisions will be made based on the provisions of the State Plan. The annual capital improvement budget produced by the Commission on Capital Budgeting and Planning shall be consistent with the State Plan.

4. New Jersey Council on Affordable Housing

...the Fair Housing Act requires that the Council on Affordable Housing:

...adopt criteria and guidelines for.....municipal adjustment of the present and prospective fair share based upon available vacant and developable land, infrastructure considerations of environmental or historic preservation factors and adjustment shall be made whenever (a) The preservation of historically or important architecture and sites...or environmentally sensitive lands may be jeopardized, (b) The established pattern of development in the community would be drastically altered, (c) Adequate land for recreational, conservation or agricultural and farmland preservation purposes would not be provided, (d) Adequate open space would not be provided, (e) *the pattern of development is contrary to the planning designations in the State Plan...*(f) Vacant and developable land is not available in the municipality, and (g) Adequate public facilities and infrastructure capacities are not available, or would result in costs prohibitive to the public if provided.

6. Municipalities

New Jersey's municipalities have extensive authority regarding planning for and regulating the use of land. The State Planning Act does not alter or limit that power. ...The Municipal Land Use Law requires that municipal master plans "include a specific policy statement indicating the relationship of the proposed development of the municipality as described in the master plan to:...the State Plan adopted pursuant to the State Planning Act."