

**STATE PLANNING COMMISSION/OFFICE OF PLANNING ADVOCACY  
2021 ACCOMPLISHMENTS**

In June, 2021, one public member was added to the State Planning Commission, bringing the total filled seats to 13 of the 17 authorized seats. Two public member seats and two seats representing county and municipal interests remain open.

During 2021, staffing at the Office of Planning Advocacy remained relatively constant, with one critical staff member retiring in August. Hiring his replacement proved challenging as we navigated through the hiring process. The Office was without GIS and mapping support for approximately 3 months; then installation of required software took an additional 9 weeks. This delay caused delays in our Plan Endorsement process, but we continued to move the process forward for many municipalities in areas that do not involve mapping. The Office currently has an Executive Director, four Planners, one GIS/Mapping Specialist and one Administrative Assistant.

As we continue to address challenges related to the COVID crisis, many of our objectives have been met and efforts have begun in many other areas. Additionally, we continue to work with a dated State Development and Redevelopment Plan (SDRP), with the hope that at some point in 2022, we will be able to update that plan. While the goals stated in the 2001 SDRP are still valid today, several current Administration priorities were not addressed in detail in that Plan, including, among other things, climate change and equity. With this in mind, priorities for 2022 largely are ongoing and remain the same as in 2021. Some are further advancing accomplishments that were achieved in 2021; some are carried over into 2022. Generally, the 2022 goals can be categorized as follows:

- Continue to work with municipalities with expiring Centers to determine interest in pursuing Plan Endorsement;
- Review and update collaboration efforts among state agencies, planning partners, and other stakeholders;
- Update guidelines, where applicable;
- Continue the process to update rules;
- Determine value-added efforts that OPA can offer municipalities and identify incentive opportunities for municipalities.

**Continue to work with municipalities with expiring Centers to determine interest in pursuing Plan Endorsement**

As of December 2021, 2 municipalities have been endorsed by the State Planning Commission – the first endorsements since working on the expiring Centers. A total of 58 municipalities of the 94 expiring centers (62%) were working with OPA to participate in the Plan Endorsement Process. Of the 58, 46 (49%) were far enough along in the process that indicated a commitment to pursue Endorsement. These figures indicate a continuation of the increase from 2020, albeit at a slower pace. A total of 21 (22%) had formally decided not to pursue Endorsement. The remaining municipalities, 13 (or 14%), were either undecided or had only verbally discussed the process and their intent.

In 2021, the State Planning Commission passed Resolution #2021-09 endorsing the Borough of Millstone in Somerset County and designating an area within the Borough as a Hamlet Center. Resolution #2021-

11 endorsed Vernon Township in Sussex County and designating an area of the Township as a Town Center.

Progress toward endorsement in 14 municipalities is significant. As of December, 2021, two municipalities are in the final stages of a draft recommendation report and Plan Implementation Agreements. Those municipalities – Morristown in Morris County and Upper Township in Cape May County – are anticipated to be presented to the State Planning Commission in the first quarter of 2022. The Opportunities and Constraints Report has been completed for Allentown in Monmouth County and the draft recommendation report and Plan Implementation Agreement is being developed. Allentown, also, is anticipated to be recommended for Endorsement in the first quarter, 2022. There are currently 18 Opportunities and Constraints Reports in process. Those 18 are Stafford Township and Brick Township in Ocean County, Galloway Township in Atlantic County, City of Vineland and Commercial Township in Cumberland County, Bedminster Township in Somerset County, and Beverly, Burlington City, Delanco, Edgewater Park Florence, and Willingboro, Palmyra, Riverton, Cinnaminson, Delran and Riverside in Burlington County, and Stone Harbor in Cape May County. These 18 municipalities are expected to be presented to the State Planning Commission for Endorsement in the first half of 2022.

Seven municipalities have completed their Municipal Self Assessments and 25 Municipal Self Assessments are in process.

The following chart indicates progress since January, 2020.

2021 PE Activity	January, 2020		November, 2020		December 2021		Difference from January, 2020	Difference from November, 2020
Endorsed	0	0.0%	0	0.0%	2	2.1%	2	2
Later in Process	4	4.2%	41	43.2%	46	49.0%	42	5
Early in Process	27	28.4%	6	6.3%	12	12.8%	-15	6
Unknown	49	51.6%	29	30.5%	13	13.8%	-36	-16
Not Pursuing	15	15.8%	19	20.0%	21	22.3%	6	2
Total	95	100.0%	95	100.0%	94	100.0%	-1	-1

\*\*Note that the expiring centers have been reduced by 1. It was determined that one municipality was listed in error.

Work has begun with municipalities whose Centers expire in 2021 and 2022. These Centers are not part of the 94 expiring Centers discussed above. There are four municipalities whose Centers expired in 2021, three of which have indicated their desire to pursue endorsement again. Those three are Barnegat, West Cape May, and Middle Township. Woolwich Township has not indicated that they wish to pursue Endorsement as they have alternatively expressed their desire to end their Transfer of Development

Rights program. As a result, Woolwich’s Endorsement and Center expired in April. Berkeley, Cape May City, and Long Branch City expire in 2022.

Manchester Township in Ocean County is new to the Plan Endorsement process and will likely be presented to the State Planning Commission in the first half of 2022.

Three map amendments were approved by the State Planning Commission. Resolution #2021-06 approved a map amendment in Holmdel Township that enabled the Township to provide an affordable housing project. Resolution #2021-08 and Resolution #2021-14 approved map amendments in Lakewood and Lower Alloways Creek to assist in industrial development. The map amendment for Lower Alloways Creek provided support for the South Jersey Wind port development. While these map amendments provided opportunities to support SDRP goals, they met all definitional requirements for map amendments as they reflect current, on-the-ground circumstances.

Within the context of Plan Endorsement, climate change and environmental justice issues have begun to be addressed. Progress has been made in specific areas such as centers in vulnerable areas, working waterfronts, incorporating environmental justice into Plan Endorsement guidelines, as well as requiring electric vehicle infrastructure and implementation of circulation elements into municipal planning. These ongoing efforts continue to evolve into 2022.

Biennial reviews have a renewed focus in anticipation of the new Plan Endorsement Renewal Process recommended in the upcoming Rule proposal.

### **Review and update collaboration efforts among state agencies, planning partners, and other stakeholders**

This goal is probably the most important of all goals. Among the findings of The State Planning Act, the primary goal of State planning includes coordination at many levels. Some of these findings are as follows:

- "Significant economies, efficiencies and savings in the development process would be realized by private sector enterprise and by public sector development agencies if the several levels of government would cooperate in the preparation of and adherence to sound and integrated plans”;
- “It is of urgent importance that ...a State Development and Redevelopment Plan designed for use as a tool for assessing suitable locations for infrastructure, housing economic growth and conservation”;
- “A cooperative planning process that involves the full participation of State, regional, county and local governments as well as other public and private sector interest will enhance prudent and rational development, redevelopment and conservation policies and the formulation of sound and consistent regional plans and planning criteria”;
- “...it is important to provide local governments...with the technical resources and guidance necessary to assist them in developing land use plans and procedures which are based on sound planning information and practice...”;
- “...a sound and comprehensive planning process will facilitate the provision of equal social and economic opportunity so that all of New Jersey’s citizens can benefit from growth, development and redevelopment”;

- “An adequate response to judicial mandates respecting housing for low and moderate income persons requires sound planning to prevent sprawl and to promote suitable uses of land”.

The concerted effort to coordinate policies between OPA and DEP continues. Given climate change concerns, this coordination is more and more critical. Brainstorming sessions are held regularly on topics such as designation of centers in vulnerable areas, redevelopment designations in vulnerable areas, mapping protocols, mitigation factors to consider, and process with the goal of better coordination and more consistent communications to local government. The Office continues to be involved in DEP’s Interagency Council on Climate Change, DEP’s Interagency Council on Environmental Justice and the Executive Director is both the Secretary of State’s designate and the representative for the State Planning Commission on these Councils. The Office had representation on the Climate Change Governance Subcommittee. Planning for the Department of State’s Environment Justice self-assessment is underway.

As part of the renewed relationship with the Highlands Council that began in 2020, we participated in the Technical Advisory Committee for the Highlands Economic Sustainability Plan to ensure its consistency with State goals and policies. Additionally, Highlands Council staff are very much involved in the PE process when Highlands Council communities decide to participate in PE. A mapping exercise took place to ensure Highlands Council and State Plan maps are consistent.

Work continued with Sustainable Jersey to better coordinate their requirements with the Plan Endorsement requirements. It has been noted that many of the requirements are similar or the same and we will be able to offer municipalities economies of scale if we accept each other’s submissions where we are able. The State Planning Commission passed Resolution #2021-07 approving and adopting a partnership among the Office of Planning Advocacy, the State Planning Commission and Sustainable Jersey. The partnership allows each organization to accept municipal submissions for other organization’s programs, as long as the submissions meet the requirement. This will ensure a more efficient local process, create a less duplicative set of requirements and create a clearer, more consistent path toward a resilient planning process, regardless of programmatic requirements. The resolution also allows a municipality’s Sustainable Jersey Green Team to serve as the Plan Endorsement Advisory Committee, since both bodies have the same mission. This is an iterative process as we began this partnership with a set of specific requirements that will be expanded upon. Late in 2021, discussions began in order to expand the partnership to include resilience measures.

The Office continues to participate in numerous state, regional and local planning organizations and initiatives. Some of these organizations include Together North Jersey, Central Jersey Transportation Planning Forum, Somerset County Regional Center Partnership, Federal and State Brownfield Interagency Working Group, NJDOT’s Transit Village Task Force, South Jersey Transportation Planning Organization, Delaware Valley Regional Plan Commission, North Jersey Transportation Planning Organization, NJ Coastal Coalition, NJ Delaware Bayshore Council, Sustainable Jersey Land Use Planning & Transportation Advisory Committee, Jersey Waterworks Green Infrastructure Committee and Equity mapping Project, and NJ County Planners Association. The Office is involved in a joint FEMA/OPA/OEM/DEP coordination effort to ensure that resiliency planning and trainings are coordinated to ensure municipalities receive coordinated messaging and funding.

The Office continues to maintain the Brownfields Site Mart that provides information on statewide brownfields. Although dated, the information is useful to developers. Discussions with the Economic Development Authority to transfer the function to them due to their new brownfields programs were paused in 2021. We continue to believe that this transfer makes sense, but no determination has yet

been made on that transfer. Also under discussion is the status and future of the Brownfields Redevelopment Task Force.

The Office published three editions of OPA's newsletter, *News You Can Use*, to approximately 420 local government representatives and SPC associates with an approximate 40% open rate. Additionally, three "funding and resource alerts" were also published with an approximate 35% open rate to the same mailing list. The list can be sorted by role and/or region based on the topic and planner needs. The mailing list is managed by in-house staff.

### **Update guidelines, where applicable**

Once updated Rules are adopted (see below), the Guidelines will be updated to reflect those Rules. In the interim, staff has begun the process to reconcile the different guidance documents available to municipalities.

### **Prepare to update rules, where applicable**

The State Planning Commission approved Resolution #2021-13 that authorized the submission of new Rules, as codified in N.J.A.C. 5:815-1.1 to -8.10. The purpose of the Rule update is to modernize and update the Rules, to incorporate Administration policies to incorporate climate change considerations, and to make improvements to existing processes. These updates will address the following goals:

- To ensure consistency with the PE Guideline updates approved by the SPC in 2020.
- To simplify the Cross-Acceptance process by increasing the use of technology, among other opportunities, to streamline the process to the extent permitted under the State Planning Act.
- To create a new Plan Endorsement Renewal process that will streamline the PE renewal process as an incentive to municipalities to renew endorsement.
- To create a new regional plan endorsement process that will incorporate updated and approved guidelines by the SPC in 2020.
- To update the map amendment process by amending existing language to give neighboring municipalities a greater opportunity to comment and have their concerns considered prior to consideration by the PIC/SPC.
- To incorporate Climate Resiliency Planning/GHG requirements into the Plan Endorsement process, per Executive Order 89.
- To incorporate Environmental Justice and Social Equity into the Plan Endorsement process, per Executive Order 23.
- To review and evaluate existing language for opportunities to enhance incentives.
- To better define Smart Growth Areas and add that definition as an official term to the Definition section of the rules to assist State Agencies with a more consistent definition.
- To evaluate opportunities to increase the flexibility regarding the Impact Assessment Study & Long-term Infrastructure Needs Assessment to the extent permitted under the State Planning Act.
- To evaluate opportunities to reduce unnecessary and burdensome Plan Endorsement document requirements.

Once the formal approval is received to proceed, we will continue with the process immediately and will adjust the schedule accordingly.

**Determine value-added efforts that OPA can offer municipalities and identify incentive opportunities for municipalities**

Municipalities must comply with the Municipal Land Use Law (MLUL), which regulates what a municipality is required to do as it relates to land use. But the MLUL requires only basic practices and does not address practices that should take place to provide equitable access to infrastructure and services, to promote equitable economic sustainability, job growth and access to good, safe affordable housing, and, to protect our natural and cultural resources. The Plan Endorsement process does that; but it is voluntary and takes a significant commitment on the part of a municipality to engage. As a result, it is important to identify incentives to assist municipalities in this effort.

The Plan Endorsement Process and good land use planning and implementation is critical to the future of New Jersey so that we can leave a great place to live, work, and play for current and future generations. The process gets increasingly more difficult when all levels of government need to incorporate climate change considerations. The science is there to make predictions, but there are a myriad of scenarios that need to be considered and determining which one to plan toward is complicated. Often, municipalities do not have the resources, whether those resources are staff or knowledge, to plan properly.

We continue to work with Rutgers and FEMA (along with DEP and OEM) to create training opportunities for local elected and appointed officials. Additionally, current efforts focus on leveraging the strengths of our training partners to ensure a continuous training cycle. We anticipate that the first of these efforts will be made available to municipalities in the first half of 2022.

The Office created a Municipal Resilience Planning Guidance Document that assists municipalities in interpreting DEP's Resilience Tool Kit. It was widely distributed, well received, and garnered much interest. The Office was asked to present it numerous times to several groups, including at a session at the state's League of Municipalities Conference. It will continue to get updated as guidance gets updated.

The value-added efforts should also include financial incentives from our State Agency partners. Toward that end, the Office and the SPC continued to advocate for more robust financial incentives for municipalities who practice good land use policies. We have begun to, but need to more broadly, change the narrative from Center based incentives to Plan Endorsed based incentives. While some progress has been made, the success is limited and needs to be more broad-based. The Office has prepared a recommended list of incentives that should be considered. Funds for planning efforts should be made available; however, understanding budget constraints, a relatively small amount of funding can go a long way toward this end. Items identified also include technical assistance, additional points for competitive state grants, possible set asides of existing funding programs and permitting assistance are all areas that likely will encourage municipalities to participate in good land use planning.

OPA staff continues to respond to requests to speak at training sessions, conferences and planning events, as well as acting as guest lecturers and advisors for programs at state colleges and universities when asked to do so.

**STATE PLANNING COMMISSION/OFFICE OF PLANNING ADVOCACY  
2022 PRIORITIES**

The Office of Planning Advocacy and the State Planning Commission will have the following priorities in 2022.

**Continue the Effort to Endorse Communities**

The Office will continue to work collaboratively with municipalities and our State agency partners to recognize good planning at the municipal, county, and regional levels. Focus will be placed on those Centers that have expired or will be expiring in 2022 and 2023. Additionally, the Office will encourage more communities to participate in the process in recognition of their intent to comply with the Administration's goals.

A concerted effort will be placed on regional and county endorsements. There are currently three counties that are poised to be considered for a regional endorsement as of this writing. We will work with them throughout the year to assist them in getting them endorsed.

Several efforts will continue that are meant to streamline the Plan Endorsement process. In conjunction with the pending Rule update, the Office will prioritize the re-endorsement process for renewing communities included in the proposed Rule update.

Work has begun with DEP to streamline the mapping process and develop factors to consider when determining Center boundaries, particularly in vulnerable areas. This work will continue so that the mapping process can become less cumbersome.

All of these planning objectives will be met with the overarching policy of equity, affordability and fairness throughout all of our residents.

**Interagency Coordination**

Again, this aspect of the work of the State Planning Commission and the Office of Planning Advocacy is our most important. Some topics that will be prioritized are as follows:

- Interagency Workgroup – The Office will continue to work with our State agency partners, both those that have seats on the Commission as well as those that do not. As we continue to update policies and procedures, it is more important than ever to ensure a consistent message to counties and municipalities regardless of which State agency sends the message. This Office and the SPC can facilitate that with the cooperation of our partners. The mission of the State Planning Commission and the Office of Planning Advocacy is to ensure, within the scope of our authority, the effective implementation of the Administration's goals. By ensuring robust communication among all State agencies, this is a very achievable goal.
- Inclusion of the Department of Education and the Department of Health – This is a goal that is carried over from 2021. We did not act on this in 2021 given the continuing impact that COVID-19 had on our State. While we all are impacted both the Department of Education and the Department of Health were particularly impacted. We continue to believe that these

departments are key partners in our efforts. Hopefully, as the impact of the public health emergency lessens, we will invite these departments to participate in our Interagency Workgroup. They have not historically been meaningfully included in discussions of land use. Yet, school projections and community health are very much a part of decisions for a local jurisdiction. This is a gap in coverage which should be closed.

- Special Resource Area Coordination – As we continue our renewed partnership with the Highlands Council, we will begin the discussion to update the very dated MOU with the Pinelands Commission. We will ensure that they are contributing to the plan endorsement discussions with Pinelands communities.
- Incentive Discussion – The State Planning Commission and the Office of Planning Advocacy continue to believe that good land use planning should be incentivized. Obviously, funding is an important incentive, but there are other incentives that provide valuable benefits to good land use planning. Important other benefits include permitting assistance and additional points for competitive grants. Further, providing access to municipalities to planning tools such as GIS is beneficial. These items have minimal budgetary impacts and if planned properly can provide priority planning for good projects that achieve State goals and provide long term beneficial use. The Office and the Commission will continue to encourage discussions toward that end.
- The Executive Director has been asked to participate in the Age-Friendly Advisory Council housed in the Department of Human Services, pursuant to Executive Order 227. This is a great opportunity to provide input into ensuring that New Jersey enhances its ability to allow residents to age comfortably where their families reside and where they have made their lives.

### **Develop and Update State Planning Commission Policies**

The Commission and the Office will continue to advocate for an updated State Development and Redevelopment Plan. As representatives of the planning community, it is imperative that a plan that is 21 years old be updated and modernized to better reflect today's challenges and to balance all the goals of this Administration. The State Planning Commission and the Office of Planning Advocacy are guided by the goals and principles of the 2001 State Development and Redevelopment Plan. While the goals identified in the Plan are still relevant today, they should surely be revisited and updated. While the Plan addresses resiliency and equity, they clearly do not address the topics in sufficient detail as is needed in today's environment.

This year, 2022, presents a unique opportunity to update the associated Infrastructure Needs Assessment that is statutorily required as part of an updated State Plan. With a once-in-a-generation federal infrastructure funding bill, the opportunity to look quantitatively at New Jersey's infrastructure needs cannot be minimized. In doing so we can demonstrate a comprehensive infrastructure plan that crosses all departments within state government.

All policies will be reviewed under the equity umbrella to ensure equal access for all residents of New Jersey, while also ensuring a realistic approach to implementation by considering resource availability and constraints.

These items can be interpreted and updated through statewide policy statements that can be used for guidance both for Plan Endorsed communities and those communities who chose not to pursue Plan Endorsement. Policy development did not materialize in 2021 to the extent envisioned as much of the Office's resources were geared toward getting municipalities with expiring centers through the process and progress was made on that front.

As we worked with DEP on climate change and environmental issues, those efforts took center stage and we've made progress on those fronts, however we need to carry over into 2022 some important issues that still need to be addressed.

- **Warehouse Sprawl** – The COVID-19 health emergency amplified the e-commerce revolution that had been bubbling under the surface for some time. The need for distribution and warehouse sites have taken center stage, not only given the increase in e-commerce, but also New Jersey's key location in the northeast. How do we ensure that we respond to the market forces and encourage jobs, but at the same time do not denigrate the rich environmental assets that we have throughout New Jersey? How do we utilize mapping protocols to advance this study? This is likely one of the most critical questions that the State needs to address in 2022.
- **Enabling and promoting economic sustainability through land use practices** -- How does the State Planning Commission encourage "right sizing" and "right siting" economic opportunities so that entire regions are positively impacted through economic growth and sustainability? How do we ensure that, for example, the current pressure of siting warehousing and distribution centers are located without stressing the current infrastructure? How do we ensure that all appropriate industries benefit from zoning policies and building requirements? How can the SPC assist in reducing the time it takes to obtain permits for specific land uses?
- **Reconciling resiliency project priorities among state agencies** -- How can the State Planning Commission assist in leveraging state departments' funding of resiliency projects to ensure that all projects meet stated resiliency goals and provide efficient use of available funds? How can the SPC assist in determining what those specific goals should be? What factors should be considered when determining priority projects? How do we leverage federal funding? How does the SPC address planning for the impact of climate change on the built environment, water quality and important habitat?
- **How does the State Planning Commission incorporate the Energy Master Plan into actions?** How does the SPC recommend addressing Greenhouse Gas Emissions?
- **Transfer of Development Rights** -- The current Transfer of Development Rights Program is not easily workable. How does the State Planning Commission work with the Department of Environmental Protection, the Department of Agriculture and the State Agriculture Development Committee to rework the Program, develop alternatives or promote similar tools such as non-contiguous clustering that are more easily implementable and achieve the same conservation results?
- **Equitable Provision of Affordable Housing** – How does the State Planning Commission develop planning policies to assist in the provision of equitably affordable housing? It is no longer enough to look at the issue in a simply in a quantitative manner. The question is how does the SPC encourage affordable housing in mixed income areas, near public transportation and other infrastructure and resources, and in centers of activity and economic opportunity? Should the State Plan encourage more diversity of housing stock including ADUs and multifamily dwellings?

How does the State discourage affordable housing in areas that are subject to flooding or otherwise environmentally sensitive?

- **Public Transportation Access** – How can the State Planning Commission encourage public transportation access and more rapid conversion to Complete Streets at the local and regional level; particularly in addressing equity and environmental justice?
- **Urban Redevelopment** – How do we assist municipalities through recommended land use solutions to address issues that are unique to our urban areas, such as food insecurity, concentrated poverty, disproportionate exposure to environmental hazards, and access to broad band internet?
- **Rural sustainability** – How do we support rural communities with land use solutions that support access to public transportation, retention of small businesses, elimination of food deserts, access to broad band internet and climate resiliency?
- **Public Facilities and Infrastructure** – How does the State Planning Commission recommend land use policies that incorporate improvements to public facilities and infrastructure? Can some flooding issues be resolved by addressing Combined Sewer Outflows or maintenance of sewer service lines or providing green infrastructure? How can public facilities be improved through redevelopment agreements?
- **Working Waterfronts** – How does the SPC support water-based activities in changing coastal environments especially as climate change and sea level rise make New Jersey waterfronts more vulnerable.

### **Update the State Planning Rules**

The recommendation for the updated State Planning Commission Rules has been made and approved by the State Planning Commission through Resolution #2022-13. The Rules await approval as of this writing and once approved will be moved through the formal Rule making process. We held stakeholder discussions during the preparation of the recommendation and believe that the stated objectives will be met once approved.

### **Coordination with Other Planning Partners**

Having partnerships with other planning partners, whether they are government (at any level), quasi government, non-profits or constituent organizations, is beneficial to our process. Public participation and input from all levels of government can only enhance the process. As a result, we will continue to work with all planning partners that we are current working with and expand our outreach programs so that we can provide meaningful support and be considered a valuable resource for the betterment of the State. Some specific efforts are as follows:

- **Information Sharing** – It is the goal of the Office to enhance our information sharing ability. In 2022, we will continue several efforts and will develop those remaining from 2021 as follows:
  - “News You Can Use” -- The new OPA newsletter is in production and regular issues are published to our distribution list that currently stands at over 400. Additionally, regular

alerts are issued for grant or funding applications as well as training opportunities that cannot wait until the next issue. It is anticipated that there will be three to four regular issues of the newsletter in 2022 and as many alerts as are necessary to inform our interested parties.

- Training Catalogue – The Office does not have the knowledge or the resources to provide training on resiliency or other land use matters. We can, however, work with our partners to provide a catalogue of training resources that are available to those who are interested in expanding their knowledge base.
- Technical Assistance – Whether it be during the Plan Endorsement process or on an ad-hoc basis, Office staff stand ready and able to assist in day to day land use planning. Staff will continue to make themselves available for task forces and other workgroups on specific subject matter where we can be useful.

While we had hoped that 2021 would be a year of recovery and rebirth, COVID had other plans. The Omicron variant stunted some of our progress; but we continue to move ahead and made progress on many of our efforts. We again hope that 2022 will be that year of recovery and rebirth and look forward to continuing to advance great land use practices that address our challenges along with our State agency and other planning partners.