



Sustainability as Partner to Economic Regeneration

— THE IMPACT ASSESSMENT OF THE NEW JERSEY STATE PLAN —

▪ ECONOMY ▪ ENVIRONMENT ▪ INFRASTRUCTURE ▪ COMMUNITY LIFE ▪ INTERGOVERNMENTAL COORDINATION

Presentation to
STATE PLANNING COMMISSION — PLAN DEVELOPMENT COMMITTEE
Trenton, New Jersey

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Impact Assessment: NJSDRP



New Jersey: A state of welcoming contrasts

Overall Assessment

STATE PLANNING ACT

52:18A-196.

Legislative findings and declarations:

The Legislature finds and declares that:

a. New Jersey, the nation's most densely populated state, requires sound and integrated statewide planning and the coordination of statewide planning with local and regional planning in order to conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal;

b. 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; . . .

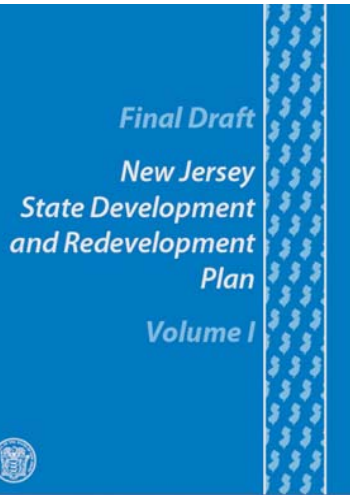
What is the legislative mandate requiring that an impact assessment of the New Jersey State Development and Redevelopment Plan be undertaken?

The State Planning Act (P.L. 1989, c.332, N.J.S.A. 52: 18A-196 et seq.) requires the impact assessment to be undertaken as part of the process of preparing the State Development and Redevelopment Plan.

Overall Assessment

What conditions surround the third impact assessment of the State Plan?

The third impact assessment of the New Jersey State Development and Redevelopment Plan is undertaken at a time when the nation and the State of New Jersey are beginning to show signs of coming out of a paralyzing recession that began in December 2007 and is expected to last through the first quarter of 2010. Recovery will be long/slow.



*New Jersey has now
[4th quarter 2009] lost
more jobs than it
gained during the
expansion of
2003-2008.
—Rutgers Economic
Advisory Service
(R/ECON™),
Forecast, October
2009*

Overall Assessment



What does the impact assessment measure?



The impact assessment measures two alternative futures for New Jersey: one in which growth is managed according to the strategies in the 2009 State Development and Redevelopment Plan (PLAN), and one in which growth continues according to recently measured historical trends (TREND).

Overall Assessment

How is the impact assessment measured (I)?

POPULATION IN NEW JERSEY	
Year	Population
1950	4,835,329
1960	6,066,782
1970	7,171,112
1980	7,365,011
1990	7,730,188
2000	8,414,350
2010	8,731,343
Source: U.S. Census of Population and Housing, Historic Population Counts, 2009.	

1. Local population, households, housing unit and employment projections have been undertaken at the local (municipal) level.
2. These demographic projections (TREND and PLAN) drive all evaluation models.
3. All projections were reviewed by a technical team from key New Jersey state agencies prior to their employment in the Impact Assessment evaluation.

Overall Assessment

How is the impact assessment measured (II)?

**PROJECTED POPULATION
GROWTH 2000-2028**

Year	Population	Change
2000	8,414,350	
2004	8,620,770	206,420
2008	8,682,661	61,891
2013	8,804,367	121,706
2018	8,973,685	169,319
2023	9,185,948	212,263
2028	9,428,438	242,490
Change (2008-2028)		745,777
<small>Source: U.S. Department of Commerce, Bureau of Census, <i>Population Projections: 2008</i>. www.census.gov/population/ Disaggregations and refined projections by Center for Urban Policy Research, Rutgers University.</small>		

1. Projections reflect the most current data available; all projection components have official 2000 to 2008 estimates.
2. Projections account for criticisms of other methodologies; projections use naturally formed centers to focus PLAN development.
3. Projections account for the 2008-2010 recession: (1) population and household growth reductions; (2) employment losses.

New Jersey in 2010

Population, Employment, Households

*Currently
2008*

*Growth
2008–2028*

8.683 Million

Population

745,777

3.251 Million

Households

265,718

4.000 Million

Employment

262,000

- In the top 15 U.S. states in quality of life.
- Second highest (to Maryland) in household income.
- Three-quarters of population were able to afford their housing; highest number of foreclosures since '30s.

New Jersey in 2010

Other Statistics

- 566 Municipalities
- 605 School Districts
- \approx 600 Community Water Systems
- 21 Counties
- 4.8 Million Acres
- 3.3 Million Acres Occupied or Publicly Held
- 1.5 Million Acres Remaining
- \$1.35 Trillion in Real Property Value
- \approx 49,000 Centerline Miles of Roads
- 3rd largest provider of bus, rail, and light-rail transit



Economic Assessment



Economic Assessment

Overall Conditions



What factors influence the state's economy?

National and regional forces shape New Jersey's economic growth.

PLAN and TREND development scenarios are impacted by these forces equally. PLAN's goals and policies will not cause population/jobs to be driven from the state.

Economic Assessment

Population



Where will the state's population be concentrated under PLAN development?

PLAN will cause a population increase of 146,000 more than TREND in urban/inner-suburban communities; 80,000 more in densely developed communities; and 35,000 more in communities with large centers.

Economic Assessment

Employment



How will PLAN affect local employment growth over the twenty-year forecast period?

PLAN development will increase the number of jobs by more than 10 percent in urban/inner-suburban communities (23,000 more) and cause a 3 percent increase in jobs in communities with more densely developed planning areas or with large centers.

Economic Assessment

Household Income Growth



How will PLAN affect the growth of household income in the state?

PLAN development will result in 53,500 more households in urban/inner-suburban communities.

In inflation-adjusted dollars, this will produce additional household income of \$8 billion in these areas.

Economic Assessment

Equalized Valuation



How will PLAN affect the state's real property tax base growth?

Under both growth scenarios, again accounting for inflation, the state will expand its property tax base by \$1.275 trillion.

PLAN development will expand the property tax base of urban/inner-suburban communities by 93 percent.

Economic Assessment

Fiscal Impacts



How will PLAN affect the annual costs versus revenues of providing local public services over the twenty-year forecast period?

PLAN development will increase surpluses attributable to growth by \$116 million annually in municipalities and school districts.

Environmental Assessment



Environmental Assessment

Air/Water Pollution



How does PLAN affect the above?

PLAN development patterns will contribute to slightly reduced air pollution that is significantly improved through tougher emission controls, cleaner fuels, and more efficient engines.

PLAN development, through road construction and developable land savings, will reduce water pollution by 30 percent.

Environmental Assessment

Climate Change/Carbon Footprint



How does PLAN affect the above?

PLAN development exhibits 568,657 fewer vehicle miles traveled (VMT) than TREND development.

Reduced VMT:

1. Reduces the impact on climate change.
2. Reduces the State's carbon footprint.

Environmental Assessment

Developable Land



Will the State Plan preserve land that otherwise would be developed?

PLAN development will save 60,000 acres of land that typically would be converted by TREND development.

Environmental Assessment

Agricultural Land



Will the State Plan help to retain farmland?

PLAN development will save 17,000 acres of agricultural land, or more than one out of every two agricultural acres that would be converted under TREND conditions.

Environmental Assessment

Environmentally Fragile Land



Will the State Plan help to protect New Jersey's fragile environmental resources?

PLAN development will save more than 43,000 acres of environmentally fragile land.

This saves an equivalent amount of natural habitat.

Infrastructure Assessment



Infrastructure Assessment

Roads



Will the State Plan help to reduce roadway infrastructure and its attendant costs?

PLAN development will save 560 centerline miles of local roadways and \$4.44 billion in local roadway costs.

Infrastructure Assessment

Transit



Will the State Plan increase public transit use in New Jersey?

Under PLAN development, the work trip transit-use increase will be 12.3 percent more than that of TREND development.

This is a state where TREND development is already a high user of local/regional transit.

Infrastructure Assessment

Water and Sewer



Will the State Plan reduce the need for increased development infrastructure required by growth?

PLAN development will provide a savings of \$0.50 billion in water and sewer infrastructure costs.

This translates to significantly fewer water and sewer laterals.

Community Life Assessment



Community Life Assessment

Quality of Life



Will New Jersey residents experience a satisfactory quality of life in the state over the next two decades?

Quality of life will improve in the future under both TREND and PLAN development.

Both growth patterns' quality-of-life contribution is significant.

Community Life Assessment

Housing Supply and Demand



How will the State Plan affect housing affordability in New Jersey?

PLAN development will have a slightly higher increase in housing affordability relative to TREND.

All types of housing are relatively expensive in New Jersey.

Intergovernmental Coordination



Intergovernmental Coordination

Government Interactions



Will various levels of government enjoy enhanced levels of cooperation during PLAN implementation?

Under PLAN, local governments will experience more contacts and have better relationships with state, county, and other local governments.

PLAN discussions invite government interactions.

Conclusion

- The State Plan accomplishes its objectives.
- It will bring benefits to the State that TREND development will not.
- The Draft State Plan requires no significant changes prior to adoption.

