

Draft Final SDRP Companion Document

Office of Planning Advocacy

September 2025

This “Companion Document” is provided as a courtesy by the Office of Planning Advocacy. It is intended to facilitate comparison between the Preliminary State Development and Redevelopment Plan (“Original Text” - approved on December 4, 2024) and the Draft Final State Development and Redevelopment Plan (“Revised Text” - approved on September 15, 2025). Featured within this document are the substantive changes that were made between these two versions of the Plan; not all minor, grammatical, or formatting changes are shown. It is our hope that this document is of assistance to the government officials, professional planners, and residents of New Jersey as we all collaborate to develop a new, final, State Development and Redevelopment Plan.

ID	Section Name	Revision Type	Preliminary SDRP - Original Text (strikethrough indicates removal)	Draft Final SDRP - Revised Text (bold & underline indicates addition)
1	Entire Document	Revise document to fix non-substantive grammatical and typographical errors throughout.	N/A	N/A
2	Preamble	Addition and Removal	With a population of 9.26 million in 2022 and a land area of 7,353 square miles, New Jersey is the 46th largest state in the union and the most densely populated. Its high quality of life, diversity of people and places, and central location in the Northeast Corridor, among its many assets, make New Jersey an attractive place to live, work, and recreate .	With a population of 9. <u>5</u> million in 202 <u>5</u> and a land area of 7,353 square miles, New Jersey is the 46th largest state in the union and the most densely populated. Its high quality of life, diversity of people and places, and central location in the Northeast Corridor, among its many assets, make New Jersey an attractive place to live, work, and <u>raise a family</u> .
3	Preamble	Addition and Removal	Input from the citizens of New Jersey is equally important in this process.	Input from the <u>residents</u> of New Jersey is equally important in this process.
4	Executive Summary	Addition and Removal	Our statewide planning efforts must encourage continued growth and development that is equitable fair and sustainable and must also balance growth with the needs of the natural	Our statewide planning efforts must encourage continued growth and development that is <u>fair</u> and sustainable and must also balance growth with the needs of the natural environment and the challenges of climate change.

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			environment and the challenges of climate change.	
5	Executive Summary	Addition and Removal	Economic prosperity should address historic inequities and provide opportunities for all residents that are consistent with the environmental goals of the Plan.	Economic prosperity should address historic <u>disparities</u> and provide opportunities for all residents <u>in urban, suburban, and rural areas</u> that are consistent with the environmental goals of the Plan.
6	Executive Summary	Addition and Removal	The Plan will promote capitalizing on the state's strengths – its entrepreneurship, skilled labor, cultural diversity , world-class educational facilities, diversified economy, agriculture, strategic location, and logistical excellence.	The Plan will promote capitalizing on the state's strengths – its entrepreneurship, skilled labor, <u>vibrant communities</u> , world-class educational facilities, diversified economy, agriculture, strategic location, and logistical excellence.
7	Executive Summary	Removal	These actions will make the State more competitive by creating the communities needed to house the workforce of New Jersey's future by prioritizing investment in infrastructure and public services that support the growth of sustainable communities, as well as by streamlining costly and redundant regulations.	These actions will make the State more competitive by creating the communities needed to house the workforce of New Jersey's future by prioritizing investment in infrastructure and public services that support the growth of sustainable communities, as well as by streamlining redundant regulations.
8	Executive Summary	Addition and Removal	Housing — A top priority of the State is promoting an adequate supply of high-quality housing affordable to all age groups and income levels, in transit-rich locations that provide easy access to jobs, education, services and amenities, and in communities that are both ethnically and economically diverse and integrated.	Housing — A top priority of the State is promoting an adequate supply of high-quality housing affordable to all age groups and income levels, in transit-rich locations that provide easy access to jobs, education, services and amenities, and in communities that are both <u>demographically</u> and economically diverse and integrated.
9	Executive Summary	Addition	The State and municipalities should enact zoning and land use strategies that incentivize private development and expand all forms of housing opportunities.	The State and municipalities should enact <u>context-sensitive</u> zoning and land use strategies that incentivize private development and expand all forms of housing opportunities <u>while minimizing development in environmentally sensitive and vulnerable areas.</u>
10	Executive Summary	Addition and Removal	Restrictive zoning, other exclusionary and discriminatory practices, and policies that facilitate displacement are inconsistent with the Plan. Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan.	Restrictive zoning, <u>which favors provisions of single-family detached housing at the exclusion of other housing types,</u> other exclusionary and discriminatory practices, and policies that facilitate displacement are inconsistent with the Plan. Zoning <u>that fosters economic growth and provides a wide range of housing options should be pursued.</u>

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11	Executive Summary	Addition	The State should strategically deploy capital, and incentivize private capital investment, to strengthen existing communities and new communities alike with the resources needed to support growth and prosperity.	The State should strategically deploy capital, and incentivize <u>public and</u> private capital investment, to strengthen existing communities and new communities alike with the resources needed to support growth and prosperity.
12	Executive Summary	Addition	These investments should aim to maximize efficiencies in GHG mitigation, support resilience and sustainability; and align with public water needs, stormwater and flood protection goals, and efficient energy delivery systems and wastewater treatment systems.	These investments should aim to maximize efficiencies in <u>greenhouse gas (GHG)</u> mitigation, support resilience and sustainability; and align with public water needs, stormwater and flood protection goals, and efficient energy delivery systems and wastewater treatment systems.
13	Executive Summary	Addition	Transit, transportation and wastewater treatment infrastructure require targeted investment to support desired growth and economic prosperity.	Transit, transportation, <u>broadband</u> , and wastewater treatment infrastructure require targeted investment to support desired growth and economic prosperity.
14	Executive Summary	Addition and Removal	Revitalization and Recentering — New Jersey should enhance the latent human capital and underperforming economic assets located in underutilized areas and centers in all locations - urban, suburban, or rural.	Revitalization and Recentering — New Jersey should <u>harness</u> the latent human capital and underperforming economic assets located in underutilized areas and centers in all locations - urban, suburban, or rural.
15	Executive Summary	Addition and Removal	We should improve livability, prosperity, sustainability, and functionality through targeted efforts that combine public and incentivized private sector investments and address legacy issues.	We should <u>promote</u> livability, prosperity, sustainability, and functionality through targeted efforts that combine public and incentivized private sector investments and address legacy issues.
16	Executive Summary	Addition and Removal	Municipalities should focus on redesigning underutilized areas for private development and investment, such as defunct or underperforming malls, business parks, and struggling commercial corridors, while incorporating better connectivity and greater resilience, flexibility, efficiency, and sustainability.	Municipalities should focus on redesigning underutilized areas for development and investment, such as defunct or underperforming malls, business parks, and struggling commercial corridors, while <u>improving connectivity</u> , resilience, flexibility, efficiency, and sustainability <u>consistent with a center-based development focus and applicable planning area priorities</u> .
17	Executive Summary	Addition and Removal	Climate Change — New Jersey cannot halt the progression of climate change. However, it can and must do its part to reduce greenhouse gas (GHG) emissions to mitigate the severity of negative, catastrophic outcomes, which disproportionately impact socially vulnerable populations.	Climate Change — New Jersey cannot halt the progression of climate change <u>alone</u> . However, it can and must do its part to reduce GHG emissions to mitigate the severity of negative, catastrophic outcomes, which disproportionately impact socially vulnerable populations.

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18	Executive Summary	Addition and Removal	This can be accomplished through science-based thinking and regulations , targeted acquisitions, carbon sequestration initiatives on public and private lands and effective incentive programs for both public and private sectors, with a particular emphasis on restoring a better balance in Overburdened Communities.	This can be accomplished through science-based <u>decision-making</u> , targeted acquisitions, carbon sequestration initiatives on public and private lands and effective incentive programs for both public and private sectors, with a particular emphasis on restoring a better balance in Overburdened Communities.
19	Executive Summary	Addition and Removal	We should maintain and enhance all elements of the built environment to the highest possible level of performance and to improve on existing conditions.	We should maintain and enhance all elements of the built <u>and natural</u> environments to the highest possible level and improve on existing conditions.
20	Executive Summary	Addition and Removal	Historic and Scenic Resources – New Jersey must renew and continue ongoing consultations with historically underrepresented groups to identify shared values and determine priorities for managing these cultural resources. The State should support a comprehensive plan to address and mitigate the anticipated impacts from climate change to these assets, and support zoning regulations that effectively protect these assets without stifling positive change . The State should also facilitate public access to high-quality open space, scenic landscapes, historical resources, and recreation resources. State and county agencies should encourage and support artistic expressions of all types, stimulating place-based tourism, and further defining a distinct New Jersey culture and brand .	Historic and Scenic Resources – New Jersey must continue ongoing consultations with historically underrepresented groups to identify shared values and determine priorities for managing <u>historic and scenic</u> resources. The State should support a comprehensive plan to address and mitigate the anticipated impacts from climate change to these assets, and support zoning regulations that effectively protect these assets. The State should also facilitate public access to high-quality open space, scenic landscapes, historical resources, and recreation resources. State and county agencies should encourage and support artistic expressions of all types, stimulating place-based tourism, and <u>reinforcing a distinctive New Jersey identity</u> .
21	Executive Summary	Addition and Removal	Equity – Sustainable and equitable growth requires promoting wealth building in all communities and focusing on prosperity in every part of the state. For decades, disinvestment has produced inequities in Overburdened Communities.	Equity – Sustainable and equitable growth requires promoting <u>economic prosperity</u> in all communities and focusing on prosperity in every part of the state. For decades, disinvestment has produced inequities <u>in a wide range of municipalities, and particularly</u> in Overburdened Communities.
22	Executive Summary	Addition and Removal	The State has begun to address these impacts by reinvesting positively in these communities, by closely consulting with affected communities , and by implementing affordable and abundant housing, restorative land use, and transportation	The State has begun to address these impacts by reinvesting positively in these communities, by closely consulting with affected <u>residents</u> , and by implementing affordable and abundant housing, restorative land use, <u>economic development</u>

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			strategies that mitigate and address those negative impacts.	<u>strategies</u> , and transportation <u>investments</u> that mitigate and address those negative impacts.
23	Executive Summary	Addition	N/A	<u>The State Planning Commission, together with state agency partners, is responsible for developing guidance documents, promulgating best practice case studies, and providing technical assistance to support the implementation of the State Plan.</u>
24	Executive Summary	Addition and Removal	Land use planning in New Jersey can champion and implement progressive ideas that have positive impacts on the prosperity and quality of life in New Jersey. State leadership can support these efforts through Special Resource Areas, Watershed Planning, Housing Region Planning and supporting Metropolitan Planning Organizations and other regional planning entities.	Land use planning <u>can be utilized to develop policies</u> that have positive impacts on <u>all residents of</u> New Jersey.
25	Using This Plan	Addition	N/A	<u>The State Development and Redevelopment Plan is, at its most fundamental level, an advisory framework for good planning in every region and at every level of government in New Jersey. This document shall not, and cannot, impinge upon the constitutionally derived authority of local and regional entities to adopt zoning ordinances, enact regulations, or otherwise exercise the long established duties and privileges associated with the power of home rule.</u> <u>Good planning is not a zero sum game, nor is it a one-size-fits-all product. While certain principles of the planning discipline are universal and evergreen, the efficacy of their application requires the informed consideration of context. As such, the ten goals of this State Plan represent an articulation of ten enduring principles to ensure a bright, sustainable, and resilient future for New Jersey. They are presented herein as being of equal weight and</u>

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				<u>significance, and are therefore presented without ranking or enumeration. It is up to the residents, leaders, and professional practitioners of each community to apply these ten goals in a manner which best reflects their unique needs, constraints, and values. Successful application of these ten goals will often necessitate prioritization of one or more goals above the others on a localized scale, whether this is at the region, the county, the municipality, the neighborhood, or the site. The State Plan will not impose upon a local jurisdiction how such decisions are to be rendered; it shall simply advise that all ten goals should be weighed in the practice of planning, and caution that the disregard of any single goal may be detrimental.</u>
26	The 2050 Vision	Addition and Removal	In the year 2050, New Jersey is prosperous and equitable ; it is the best State in the nation to live, work, play and age in place.	In the year 2050, New Jersey is prosperous and <u>promotes opportunity for everybody</u> ; it is the best State in the nation to live, work, <u>raise a family</u> , and age in place.
27	The 2050 Vision	Removal	Our neighborhoods are actively mitigating historic public health threats and the institutional racism and discrimination associated with them.	Our neighborhoods are actively mitigating historic public health threats.
28	The 2050 Vision	Addition and Removal	Investment is flowing to places that offer a diversity of housing opportunities, activities and public open spaces that are sustainably accessible to all.	Investment is flowing to places that offer a <u>wide range</u> of housing opportunities, activities and public open spaces that are sustainably accessible to all.
29	The 2050 Vision	Addition	Anticipating and responding to hazardous storms, ravaging floods, oppressive heat, and other impacts of climate change continues across all levels of government, the private sector, non-profits, and individual property owners.	Anticipating and responding to hazardous storms, ravaging floods, oppressive heat, <u>increasing wildfires</u> , and other impacts of climate change continues across all levels of government, the private sector, non-profits, and individual property owners.
30	The 2050 Vision	Addition and Removal	This is being accomplished through the widespread adoption of cleaner building codes, the transition to clean energy production and transportation systems, a reduction in the number of vehicle miles traveled, and natural land	This is being accomplished through the widespread adoption of cleaner building codes, the transition to clean <u>electricity</u> production and <u>decarbonized</u> transportation systems, a reduction in the number of vehicle miles traveled, and

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			preservation and restoration that promotes carbon capture and sequestration.	natural land preservation and restoration that promotes carbon capture and sequestration.
31	The 2050 Vision	Addition and Removal	Farmers are adapting to the new climate realities. Regenerative and sustainable practices produce fresh and abundant high-quality , high-value food products in proximity to population centers. Residents in all communities have access to places to purchase affordable, high-quality food.	Farmers are adapting to the new climate realities. Regenerative and sustainable practices produce fresh and abundant <u>healthy</u> , high-value food products in proximity to population centers. Residents in all communities have access to places to purchase affordable, <u>healthy</u> food.
32	The 2050 Vision	Addition and Removal	New Jersey's racial diversity enriches all aspects of life in the State. Formerly underrepresented communities actively and productively engage in planning and decision-making.	New Jersey's diversity enriches all aspects of life in the State. <u>All</u> communities actively and productively engage in planning and decision-making.
33	The 2050 Vision	Addition and Removal	Recognizing that New Jersey is not an island, the State cooperates and collaborates in multiple planning and climate-related initiatives with neighboring states, the Northeast Corridor, and the Northeastern region more broadly.	Recognizing that New Jersey is not an island, the State cooperates and collaborates in multiple planning and climate <u>and energy</u> -related initiatives with neighboring states, the Northeast Corridor, <u>and other states and regions more broadly.</u>
34	The 2050 Vision	Addition and Removal	This vision of the future demands that we plan strategically. To do so, we must learn from historic injustices, acknowledge past mistakes, embrace climate change solutions, foster the development and application of new technologies, safeguard community health and safety, and invest in a strong and healthy economy so that New Jersey will continue to be a vibrant and fulfilling place to live, work, and play.	This vision of the future demands that we plan strategically. To do so, we must learn from historic injustices, acknowledge past mistakes, embrace climate change solutions, foster the development and application of new technologies, safeguard community health and safety, and invest in a strong and healthy economy so that New Jersey will continue to be a vibrant and fulfilling place to live, work, and <u>raise a family.</u>
35	Economic Development Goal	Addition	Adopt economic development policies and strategies that foster growth while restoring environmentally degraded sites and protecting natural resources.	Adopt economic development policies and strategies that foster growth <u>in urban, suburban, and rural communities</u> while restoring environmentally degraded sites and protecting natural resources.
36	Economic Development Goal	Addition and Removal	Capitalize on the state's strengths – its entrepreneurship, skilled labor, cultural diversity , world-class educational facilities, diversified economy, agriculture, strategic location, and logistical excellence – and make the state more competitive by investing in strategic infrastructure and public services and streamlining costly and redundant regulations.	Capitalize on the state's strengths – its entrepreneurship, skilled labor, <u>vibrant communities</u> , world-class educational facilities, diversified economy, agriculture, strategic location, and logistical excellence – and make the state more competitive by investing in strategic infrastructure and public services and streamlining costly and <u>or</u> redundant regulations.

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37	Economic Development Goal	Addition	N/A	<u>Build upon positive economic impacts derived from tourism spending at the Shore and around the State and around the state to create additional economic development opportunities.</u>
38	Economic Development Goal	Addition and Removal	The State also seeks to build an economy that rewards fairly those who participate in it and that is equitable to all segments of the labor force, including traditionally under-represented populations.	The State also seeks to build an economy that <u>fairly rewards</u> those who participate in it and that <u>provides opportunity</u> to all segments of the labor force, including traditionally under-represented populations.
39	Economic Development Goal	Removal	To foster a skilled and adaptable workforce, New Jersey should align educational programs with industry needs, offering targeted job training, apprenticeships, and skill development initiatives that support diverse populations, including women and minority groups . The State should also prioritize regional planning, focusing on investments in transportation infrastructure and capital facilities that enhance connectivity, promote balanced growth, and support urban redevelopment.	To foster a skilled and adaptable workforce, New Jersey should align educational programs with industry needs, offering targeted job training, apprenticeships, and skill development initiatives that support diverse populations. The State should also prioritize regional planning, focusing on investments in transportation infrastructure and capital facilities that enhance connectivity, promote balanced growth, and support redevelopment.
40	Economic Development Goal	Addition	N/A	<u>Support collaborative regional and/or multi-municipal economic development initiatives to enable new investment and advance common goals in urban, suburban, and rural areas of the State.</u>
41	Economic Development Goal	Addition and Removal	Identify and target for appropriate public policy support those economic sectors with the greatest growth potential and public benefit that can capitalize on the State's strengths, with special attention to those areas of the State where unemployment is high.	<u>Implement</u> appropriate public policies <u>to</u> support those economic sectors with the greatest growth potential and public benefit that can capitalize on the State's strengths, with special attention to those areas of the State where unemployment is high, <u>as well as Centers.</u>
42	Economic Development Goal	Addition	N/A	<u>Foster economic development opportunities to enable infrastructure improvements, business and entrepreneurship growth, workforce development programs, and tourism efforts, including in rural areas.</u>
43	Economic Development Goal	Removal	Provide skills training, apprenticeships, leadership counseling and training, and financial assistance, including microloans, to small business	Provide skills training, apprenticeships, leadership counseling and training, and financial assistance,

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			enterprises, with special targeting of women and minority groups.	including microloans, to small business enterprises.
44	Economic Development Goal	Removal	Expand efforts at all levels of government, consistent with the State Employment and Training Commission's Unified State Plan for New Jersey's Workforce Readiness System, to enhance the quality of the workforce and improve labor-market functioning, with special targeting of women and minority groups and special needs groups.	Expand efforts at all levels of government, consistent with the State Employment and Training Commission's Unified State Plan for New Jersey's Workforce Readiness System, to enhance the quality of the workforce and improve labor-market functioning.
45	Economic Development Goal	Addition and Removal	Promote planning, investment, and maintenance of maritime facilities and services in ways that balance economic, environmental, and social justice objectives.	Promote planning, investment, and maintenance of maritime facilities and services <u>including water dependent uses</u> in ways that balance economic <u>and</u> environmental objectives.
46	Economic Development Goal	Addition and Removal	Coordinate and direct economic development activities to promote urban revitalization and the recentering of existing underutilized urbanized areas.	Coordinate and direct economic development activities to promote revitalization <u>of urban, suburban, and rural communities</u> and <u>foster infill opportunities and the redevelopment of</u> existing underutilized areas.
47	Economic Development Goal	Addition	N/A	<u>Provide resources and technical assistance to support new economic development opportunities for agricultural and non-agricultural industries, including in rural areas.</u>
48	Economic Development Goal	Addition	Enhance both domestic and international travel and tourism throughout the state by investing in facilities, services, and marketing that capitalize on our natural resources, arts, culture, history, and recreational and urban amenities.	Enhance both domestic and international travel and tourism throughout the state by investing in facilities, services, and marketing that capitalize on our natural resources, arts, culture, history, and recreational and urban amenities. <u>Support initiatives that increase eco- and agrotourism activities by enhancing visitor readiness projects, accessibility improvements, and other complimentary uses.</u>
49	Economic Development Goal	Addition	Encourage county and local governments to include a regional jobs-to-housing ratio analysis as part of municipal master planning, to understand the balance between employment and housing opportunities, and whether the local housing stock is appropriate for the local labor force.	Encourage county and local governments to include a regional jobs-to-housing ratio analysis as part of municipal master planning, to understand the balance between employment and housing opportunities, and whether the local housing stock is appropriate for the local labor force. <u>This analysis should also consider additional factors, such as remote work trends and</u>

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				<u>commuting patterns, internet-based retail, worker mobility, and transit availability and accessibility.</u>
50	Economic Development Goal	Removal	Among the 10 municipalities that gained at least 5,000 jobs between 2010 and 2020 are Princeton , Jersey City, Trenton, Hoboken, and New Brunswick.	Among the 10 municipalities that gained at least 5,000 jobs between 2010 and 2020 are Jersey City, Trenton, Hoboken, and New Brunswick.
51	Economic Development Goal	Addition	Encourage economic development and employment opportunities that enhance the viability of agriculture, retain, and expand key services and industries that underpin our agricultural sector, such as regional food hubs, food processing facilities, agricultural equipment suppliers, and urban agriculture, as an industry.	<u>All levels of government should partner to</u> encourage economic development and employment opportunities that enhance the viability of agriculture, retain, and expand key services and industries that underpin our agricultural sector, such as regional food hubs, food processing facilities, agricultural equipment suppliers, and urban agriculture, as an industry.
52	Economic Development Goal	Addition	Promote the creation and expansion of businesses that use raw materials from renewable sources (including recycled materials), generate minimal emissions, and produce products that are either environmentally benign or that mitigate specific environmental problems.	Promote the creation and expansion of businesses that use raw materials from renewable sources (including recycled materials), generate minimal emissions, and produce products that are either environmentally benign or that mitigate specific environmental problems. <u>These raw materials, including forestry products and other agricultural byproducts, should be sourced from within the state whenever possible.</u>
53	Housing Goal	Addition and Removal	Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to meet future population growth and address affordability needs.	Enable housing growth in transit-rich, mixed-income communities, supporting multi-generational households, and providing a balanced mix of rentals, starter homes, senior housing, and market-rate units to <u>accommodate</u> future population growth and address affordability needs.
54	Housing Goal	Addition and Removal	Prioritize equitable access to housing and opportunities, reinforce fair lending and zoning practices, and minimize displacement by supporting redevelopment without loss of affordable housing.	<u>Prioritize equal opportunity in access to housing and opportunities, reinforce fair lending and zoning practices, and minimize displacement by supporting inclusionary development and redevelopment projects that maintain and provide affordable housing.</u>
55	Housing Goal	Addition and Removal	Ideally, new housing will be created in transit-rich locations and in communities that are ethnically	<u>The most ideal locations for</u> new housing will be in transit-rich <u>communities</u> and in communities

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			and economically diverse and integrated. Facilitating multi-generational households through the creation of accessory dwellings and multi-unit dwellings is critical to promoting well-being and supporting New Jersey's diverse population.	<u>with a diversity of incomes, backgrounds, and opportunities.</u> Facilitating multi-generational households through the creation of accessory dwellings <u>units (ADUs)</u> and multi-unit dwellings is critical to promoting well-being and supporting New Jersey's diverse population.
56	Housing Goal	Addition and Removal	Land for new for development should be identified so that we do not concentrate all preservation or construction in certain regions, shifting the shared growth burden to already overburdened high-density residential areas.	<u>Opportunities</u> for development <u>and redevelopment</u> should be identified so that we do not concentrate all preservation or construction in certain regions, shifting the shared growth burden to already overburdened high-density residential areas.
57	Housing Goal	Addition and Removal	Zoning encouraging employment growth that does not provide for a proportional increase in housing is inconsistent with the Plan.	<u>Zoning that fosters economic growth and provides a diversity of housing options should be pursued.</u>
58	Housing Goal	Addition and Removal	New Jersey must plan for and develop diverse housing that addresses these issues by facilitating the creation of additional affordable housing and supporting multi-generational households by allowing accessory dwellings and multi-unit dwellings.	New Jersey must plan for and develop diverse housing that addresses these issues by facilitating the creation of additional affordable housing and supporting multi-generational households by allowing accessory <u>dwelling units</u> and multi-unit dwellings.
59	Housing Goal	Addition	N/A	<u>New Jersey must also continue to address the ongoing crisis of homelessness. This entails providing access to emergency and permanent housing, as well as connecting individuals to support services that address their needs and prevent them from becoming unhoused again.</u>
60	Housing Goal	Addition and Removal	Changing household composition and population demographics call for more diversity in housing types.	Changing household composition and population demographics call for more <u>housing options.</u>
61	Housing Goal	Addition	Whether revitalizing a declining neighborhood or making room for a growing population, housing serves a critical role in economic development.	<u>While factors such as business retention and expansion and support for leading edge industries are among the primary catalysts for the economic growth of a region, adequate housing supply is also greatly significant in this regard.</u> Whether revitalizing a declining neighborhood or making room for a growing population, housing serves a critical role in economic development.

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62	Housing Goal	Addition and Removal	In areas where water, wastewater, and transportation infrastructure is available, allow for increased residential development densities as a consideration for providing required affordable housing set-asides.	In areas where water, wastewater, and transportation infrastructure is available, <u>and where additional capacity exists or can be provided,</u> consider allowing for increased residential development <u>opportunities in order to provide</u> required affordable housing set-asides.
63	Housing Goal	Addition and Removal	A combination of affordable and market-rate housing is indispensable to creating resilient and inclusive communities. Nothing in this Plan is to be interpreted as a reason for a municipality not to meet its housing requirements as promulgated in New Jersey statutes. Where a municipality has limited land suitable for development, redevelopment options, up-zoning, or other similar solutions must be implemented to meet constitutional requirements.	A <u>balanced</u> combination of affordable and market-rate housing is indispensable to creating resilient and inclusive communities, <u>which are well-positioned to provide essential services.</u> Nothing in this <u>State</u> Plan is to be interpreted as a reason for a municipality not to meet its housing requirements as promulgated in New Jersey statutes. Where a municipality has limited land suitable for development, <u>a range of strategies, including, but not limited to</u> redevelopment options, up-zoning (<u>increasing the permitted density of housing units</u>), or other <u>regulatorily permissible</u> solutions <u>may</u> be implemented to meet constitutional requirements.
64	Housing Goal	Addition and Removal	On a per-acre basis, compact and mixed-use development tends to generate more property taxes than large-lot single-family neighborhoods, creating more opportunities for local governments and strengthening in the local economy .	<u>However, a balanced application of new non-residential uses should be implemented simultaneously, as these properties typically generate property tax revenue that is sufficient to cover the costs incurred by a growing population, such as the need for additional emergency services.</u> On a per-acre basis, compact and mixed-use development tends to generate more property taxes than large-lot single-family neighborhoods, creating more <u>funding</u> opportunities for local governments and strengthening local <u>economies</u> .
65	Housing Goal	Addition	Improve financing access for housing development. Explore new options to fund affordable housing development, which, by its very nature, is limited by available subsidy funds.	Improve financing access for housing development. Explore new options to fund affordable housing development, which, by its very nature, is limited by available subsidy funds. <u>Provide tax credits and state aid incentives, and adjust municipal zoning ordinances, as necessary, to provide more duplexes, townhomes, and other multi-unit housing</u>

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				<u>options – the so called “missing middle” housing.</u>
66	Housing Goal	Removal	Housing Stock Diversity - Priorities	Housing Stock – Priorities
67	Housing Goal	Addition	More starter homes, condos, townhomes, and ADUs are needed to make homeownership attainable for low- and moderate-income households.	More starter homes, condos, townhomes, and ADUs are needed to make homeownership attainable for low- and moderate-income households, <u>and all efforts should be made to ensure that these housing options align with local character and enhance neighborhood livability.</u>
68	Housing Goal	Addition	N/A	<u>Continue progress on implementing a multi-pronged strategy to combat homelessness—one that involves state agencies, local governments, non-profit organizations, and New Jersey residents. Provide support services which specialize in homelessness prevention, such as counseling and emergency housing for individuals suffering from abuse, abandonment, addiction, or mental health crises, and provide housing through new construction, redevelopment, rehabilitation, or adaptive reuse.</u>
69	Housing Goal	Addition and Removal	Minimize restrictive zoning. Many restrictive zoning practices are rooted in, and serve to reinforce, socioeconomic segregation. Zoning codes which ban multifamily development or ban ADUs will also restrict housing affordability and disincentivize private development.	Minimize restrictive zoning. Many restrictive zoning practices, <u>which favor the provision of single-family detached housing at the exclusion of other housing types,</u> are rooted in, and serve to reinforce, socioeconomic segregation. Zoning codes <u>which fail to provide a sufficient range of housing options, such as</u> multifamily development or ADUs, <u>effectively</u> restrict housing affordability and dis-incentivize private development.
70	Housing Goal	Addition	N/A	<u>ADUs, in particular, should be thoughtfully implemented. When successful, ADUs can increase ratables, expand the number of participants in the local economy, and allow residents to age in place, all without placing excessive pressure on utilities and services. Municipal codes should promote the implementation of ADUs.</u>

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71	Housing Goal	Addition and Removal	Whether market-rate or affordable, housing should be shielded from the negative impacts of high intensity industrial uses, including but not limited to use of joint access roads, noise pollution, light pollution, and public safety.	Whether market-rate or affordable, housing should be shielded from the negative impacts of high intensity industrial uses, joint access roads, noise pollution, light pollution, and <u>threats to</u> public safety.
72	Housing Goal	Addition and Removal	Promote multi-modal planning. Housing, particularly multifamily housing, can be used as an economic and community catalyst for nodes outside of the city center . Where appropriate, economic and community investment and development should be evenly distributed to create land that can adequately support new and rehabilitated housing development in areas that cannot easily access city centers .	Promote <u>center-based</u> planning <u>strategies</u> . Housing, particularly multifamily housing, can be used as an economic and community catalyst in centers. <u>While a host of intangible factors, such as familial ties and cultural connections, can influence where people choose to live, so too, can factors such as proximity to schools, employment, healthcare, and other amenities.</u> Where appropriate, economic and community investment and development should be distributed to create <u>new concentrations of land uses</u> that can adequately support new and rehabilitated housing development.
73	Housing Goal	Addition	Avoid displacement from redevelopment. Replace old units with rehabilitated units that enhance the standard of living for local residents.	Avoid displacement from redevelopment. Replace old units with rehabilitated units that enhance the standard of living for local residents. <u>Funding and technical support should be leveraged to assist municipalities with housing rehabilitation initiatives to the greatest extent possible, and especially when applied to meeting affordable housing goals.</u>
74	Housing Goal	Addition and Removal	Whether dealing with new construction or rehabilitation of existing homes, an adequate supply of safe, environmentally friendly homes is critical to combatting climate change and promoting a healthy living environment.	Whether dealing with new construction or rehabilitation of existing homes, an adequate supply of safe, environmentally <u>sustainable</u> homes is critical to combatting climate change and promoting a healthy living environment.
75	Housing Goal	Addition	Green standards should follow higher standards for environmental quality, such as Enterprise Green Communities, LEED, or Passive House standards.	Require residential construction to meet best in class green building standards. Green standards should follow higher standards for environmental quality, such as Enterprise Green Communities, LEED, or Passive House standards <u>that leverage decarbonized heating and cooling equipment.</u>
76	Housing Goal	Addition	Rehabilitate aging housing stock to address health and safety concerns.	Rehabilitate aging housing stock to address health and safety concerns. <u>Rehabilitating housing can significantly reduce various health and safety</u>

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				<u>issues. By addressing structural problems, safety hazards, and environmental toxins, rehabilitation can improve indoor air quality, reduce exposure to allergens and irritants, minimize the risk of injuries, and mitigate flood damage.</u>
77	Housing Goal	Removal	Improve in-unit amenities. In inclusionary projects, apartment designs for affordable homes should not differ from those of market-rate homes, and all new housing construction should meet minimum standards for unit size and access to sunlight.	Improve in-unit amenities. In inclusionary projects, affordable homes should not differ from those of market-rate homes, and all new housing construction should meet minimum standards for unit size and access to sunlight.
78	Housing Goal	Addition and Removal	The range of required in-unit amenities should be expanded to provide a floor of dignified living, such as access to broadband, green spaces, and climate control.	The range of required in-unit amenities should be expanded to provide a <u>minimum standard</u> of dignified living, such as access to broadband, green spaces, and climate control.
79	Housing Goal	Addition and Removal	Housing built in areas at higher flood risk should elevate systems, develop evacuation plans, and secure adequate building and flood insurance.	<u>New</u> housing built in areas at higher flood risk should <u>be minimized. Any new or existing housing in such areas should employ a full suite of risk mitigation practices, including but not limited to</u> elevated <u>mechanical</u> systems, evacuation plans, and adequate building and flood insurance, <u>as well as comply with all applicable state regulations.</u>
80	Housing Goal	Addition	Promoting access to reliable, safe, clean, and efficient multimodal transportation options helps to connect residents to community amenities and job opportunities.	Promoting access to reliable, safe, clean, and efficient multimodal transportation options helps to connect residents to community amenities and job opportunities, <u>encourages active transportation, reduces air pollution, and improves safety for all users.</u>
81	Housing Goal	Addition	N/A	<u>Identify and address gaps in access to public transportation. Marshal available resources to provide targeted service in communities where access to transit is limited or does not exist. All levels of government should coordinate efforts to improve mobility that connects housing to employment opportunities and services.</u>
82	Housing Goal	Addition and Removal	Residential Site Improvements Standards mandatory minimums for parking should be modified to reflect genuine necessity and fit local	Residential Site Improvements Standards <u>should be reviewed in order to support additional</u>

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			conditions rather than imposing a one-size-fits-all approach.	<u>housing opportunities in Transit-Oriented Development (TOD) projects.</u>
83	Infrastructure Goal	Addition and Removal	Maintain and expand New Jersey's infrastructure with a focus on sustainability, safety, and affordability, particularly in Overburdened Communities.	<u>As one of the oldest states in the nation, continued investment in and the rehabilitation of New Jersey's infrastructure is needed to ensure our communities and economy remain vibrant, healthy, and resilient. Working in a collaborative and coordinated manner, all levels of government will strategically deploy capital investments to maximize the implementation of the State Plan's ten goals. These investments will</u> maintain, <u>strengthen,</u> and expand New Jersey's infrastructure with a focus on sustainability, safety, and affordability, particularly in Overburdened Communities.
84	Infrastructure Goal	Addition and Removal	Prioritize transit-oriented development, pedestrian and cyclist-friendly spaces, and public-private partnerships to encourage transit use and reduce single-occupancy vehicle reliance. Coordinate transportation planning to address climate goals and improve intermodal connectivity across networks. Transportation projects should include public health evaluations, avoid adverse impacts, and integrate green infrastructure to reduce emissions. Support economic growth by investing in airports, ports, and seamless travel connections. Promote sustainable goods movement through zero-emission vehicles, rail, and partnerships to reduce environmental impacts near ports and transit hubs.	<u>Infrastructure in New Jersey (such as roadways, rail lines, transit systems, energy, water supply and wastewater systems, and other public facilities) will become more important to the State's economy and environmental future during the transition away from fossil fuels. The State Plan encourages infrastructure investment to support existing and potential new centers, as well as planned development and redevelopment, which is consistent with the intent and criteria of the Planning Areas and other areas identified within Endorsed Plans.</u>
85	Infrastructure Goal	Addition and Removal	New Jersey's infrastructure is critical to the State's economic opportunity.	New Jersey's infrastructure is critical to the State's <u>economy. The State should coordinate investments to increase climate resiliency, provide clean drinking water, address stormwater and flood protection needs, and address wastewater treatment system needs. Roadways infrastructure should be kept in</u>

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				<u>good repair and only expanded when needed for public health and safety. Electric utilities should expand capacity, harden assets, and modernize the grid to support current and future needs, as well as support the transition to clean energy. Broadband and other telecommunication systems should be expanded to ensure New Jersey is the most connected state in the nation. Green infrastructure will be used to mitigate climate threats like flooding and extreme heat.</u>
86	Infrastructure Goal	Addition	Ongoing investment is needed in partnership with the private sector to expand and maintain New Jersey's transit systems.	Ongoing investment is needed in partnership with the private sector to expand and maintain New Jersey's transit systems, <u>not only for service increases, but for revitalized or new transit facilities.</u>
87	Infrastructure Goal	Addition and Removal	Infrastructure in New Jersey will become even more important to the State's economy and environmental future during the transition away from fossil fuels. The State should seek to maintain and build new infrastructure that promotes environmentally sustainable, safe, and affordable living in New Jersey, with a focus on programs in Overburdened Communities, which have suffered and continue to suffer from past highway projects.	<u>Prioritize transit-oriented development, pedestrian and cyclist-friendly spaces, and public-private partnerships to encourage transit use and reduce single-occupancy vehicle reliance. Encourage and foster innovative mobility services, such as micro-transit services and demand responsive services throughout the state, especially in areas not currently served by bus or rail.</u> <u>Coordinate transportation planning to address climate goals and improve intermodal connectivity across networks. Transportation projects should include public health evaluations, avoid adverse impacts, and integrate green infrastructure to reduce emissions. Support economic growth by investing in airports, ports, and seamless travel connections. Promote sustainable goods movement through zero-emission vehicles, rail, and partnerships to reduce environmental impacts near ports and transit hubs.</u>

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88	Infrastructure Goal	Addition and Removal	Maintain and expand public transportation to areas of planned higher-density development that provide opportunities to take advantage of the efficiencies of mass -transit in ways that support residential and non-residential development consistent with the Policy Objectives of the Planning Areas.	Maintain and expand public transportation to areas <u>implementing center-based strategies</u> , planned redevelopment, <u>and/or infill development projects</u> . <u>These types of projects</u> provide opportunities to take advantage of the efficiencies of <u>current or new</u> transit <u>services</u> in ways that support residential and non-residential development consistent with the <u>intent and criteria</u> of the Planning Areas.
89	Infrastructure Goal	Addition	N/A	<u>Expanding the frequency and hours of service of transit systems with high ridership should be explored to enhance mobility options and reduce overcrowding. In addition, investments should be made to decrease travel times by increasing train speeds and providing more express services.</u> <u>Promote and foster innovative mobility options, such as micro-transit and demand responsive services to complement existing services, as well as in suburban and rural areas not currently served by bus or rail. The State Plan encourages prioritization of these services to support center-based development and redevelopment opportunities.</u>
90	Infrastructure Goal	Addition	Continue to promote the pedestrianization of areas around train stations and the development of a greenway .	Continue to promote the pedestrianization of areas around train stations and the development of <u>greenways</u> . <u>Pedestrian improvements should be implemented to increase access to bus stations and routes, disconnected residential and business areas, as well as historical, cultural, and entertainment sites.</u>
91	Infrastructure Goal	Addition	Among New Jersey's 564 municipalities, 153 host at least one transit station, and another 53 contain at least one transit station in a neighborhood that is within walking distance (~ ½ mile).	Among New Jersey's 564 municipalities, 153 host at least one transit station, and another 53 contain at least one transit station in a neighborhood that is within walking distance (~ ½ mile) <u>to a transit center in an adjacent or contiguous municipality.</u>
92	Infrastructure Goal	Removal	Promote market-based incentives to encourage transit, intercept parking, carpooling, park-and-	N/A

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			rides, telecommuting, flexible hours, and other travel demand strategies that utilize existing capacity.	
93	Infrastructure Goal	Addition	Transportation planning should also be coordinated in vulnerable areas to address climate change impacts.	Transportation planning should also be coordinated in vulnerable areas to address climate change impacts. <u>Changes in travel patterns due to impacts of increased remote work opportunities should also be analyzed.</u>
94	Infrastructure Goal	Removal	Evaluate the public health impacts – both positive and negative – of transportation highway projects, particularly in Overburdened Communities that have suffered and continue to suffer from past transportation planning mistakes.	Evaluate the public health impacts – both positive and negative – of transportation highway projects.
95	Infrastructure Goal	Addition	Consider every transportation capital project as an opportunity to restore natural environmental features and install green infrastructure.	Consider every transportation capital project as an opportunity to restore natural environmental features and install green infrastructure. <u>Encourage infrastructure improvements which absorb the impacts of major flooding events.</u>
96	Infrastructure Goal	Addition	Coordinate transportation planning and project development to attain and maintain the NAAQS within the timeframe set forth by the State Implementation Plan (SIP) and Clean Air Act Amendments of 1990, and support achieving the State's greenhouse gas emission reduction targets.	Coordinate transportation planning and project development to attain and maintain the <u>National Ambient Air Quality Standards (NAAQS)</u> within the timeframe set forth by the State Implementation Plan (SIP) and Clean Air Act Amendments of 1990, and support achieving the State's greenhouse gas emission reduction targets.
97	Infrastructure Goal	Addition	Encourage the widespread use of speed control and traffic calming techniques to reduce fatalities and improve air quality for communities near major roads.	Encourage the widespread use of speed control and traffic calming techniques <u>such as raised crosswalks or curb extensions</u> to <u>help</u> reduce fatalities and improve air quality for communities near major roads.
98	Infrastructure Goal	Addition and Removal	Preserve and enhance New Jersey's public-use aeronautical facilities to maintain statewide access to the global air transportation network and act as a stimulus for the regional economy. Continue to make historic investments in New Jersey and New York's airports such as those in Terminal A and the new AirTrain at the Newark Liberty International Airport.	<u>Enhance and upgrade</u> New Jersey's public-use <u>aviation</u> facilities to maintain statewide access to the global air transportation network and act as a stimulus for the regional economy. Continue to make historic investments in <u>Newark Liberty International Airport as a hub for New Jersey and New York's air travel</u> , such as those in Terminal A and the new AirTrain <u>monorail and station</u> .

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99	Infrastructure Goal	Addition and Removal	Maintain or expand public transportation to areas of planned higher-density development that provide opportunities to take advantage of the efficiencies of mass transit in ways that support residential and non-residential development consistent with the Policy Objectives of the Planning Areas.	Maintain or expand public transportation to <u>existing development, and/or</u> areas of planned higher-density <u>for center-based</u> development, <u>redevelopment, and/or infill development</u> that provide opportunities to take advantage of the efficiencies of <u>new or expanded</u> mass transit <u>services.</u>
100	Infrastructure Goal	Addition and Removal	Promote market-based incentives to encourage transit, intercept parking, carpooling, park-and-rides, telecommuting, flexible hours, and other travel demand strategies that utilize existing capacity. Specific demand-side programs include promoting on street and off-street paid parking, incentive tolling on roads, automobile insurance discounts for transit riders, and transit vouchers.	Promote market-based incentives to encourage <u>use of mass</u> transit <u>options,</u> intercept parking, carpooling, park-and-rides, telecommuting, flexible hours, and other travel demand strategies that utilize existing capacity. Specific demand-side programs include promoting on street and off-street paid parking, automobile insurance discounts for transit riders, and transit vouchers.
101	Infrastructure Goal	Removal	Continue to invest in enhancing New Jersey's existing ports, including its newest port, the Wind Port.	Continue to invest in enhancing New Jersey's existing ports.
102	Infrastructure Goal	Addition and Removal	Energy is critically important to our contemporary world, but energy derived from fossil fuels is driving global climate change that threatens our existence. A swift transition to renewable energy sources is critical to abating the negative impacts of climate change.	Energy is critically important to our contemporary world, but energy derived from fossil fuels is driving global climate change that threatens <u>public health and, ultimately,</u> our existence. A swift transition to <u>clean</u> energy sources is critical to abating the negative impacts of climate change.
103	Infrastructure Goal	Addition	N/A	<u>Advance projects to expand capacity, harden assets, and modernize the electric grid to support current and future needs, as well as support the clean energy transition.</u>
104	Infrastructure Goal	Addition and Removal	Promote and encourage development and redevelopment in higher-intensity mixed-use, Urban Planning Areas, Suburban Planning Areas, growth areas, endorsed plans, Centers, and re-centered urbanized areas that accommodate the use of alternative modes of transportation and shared parking and other site improvements and infrastructure.	Promote and encourage development and redevelopment in mixed-use <u>areas,</u> Urban Planning Areas, Suburban Planning Areas, growth areas, endorsed plans, Centers, and re-centered urbanized areas that accommodate the use of alternative modes of transportation and shared parking and other site improvements and infrastructure.
105	Infrastructure Goal	Addition and Removal	All new buildings in the State should be energy efficient and existing buildings should be retrofitted and weatherized to reduce energy demand.	All new buildings in the State should be energy <u>and water</u> efficient. Existing buildings should be <u>made energy efficient</u> and weatherized to reduce

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				demand <u>as part of regular maintenance, or when undergoing renovations and/or repairs.</u>
106	Infrastructure Goal	Addition and Removal	Maintain, enhance and strengthen the grid to enable a secure transition away from fossil fuels and sufficient capacity to provide energy to new uses.	<u>Prioritize modernization of the electrical grid and associated infrastructure to support emerging technologies, including renewable energy and EV charging stations. Encourage public-private partnerships to support implementation.</u>
107	Infrastructure Goal	Addition	N/A	<u>Built Environment – Priorities</u> <u>Outdated infrastructure, such as lead pipes and buildings that contain asbestos and/or lead-based paint, are still prevalent in many communities and need to be mitigated or replaced. Investments in water supply, wastewater treatment, and stormwater systems are needed to ensure healthy, safe, and resilient communities. The State Plan encourages a holistic approach by all levels of government to address the needs of these systems and the broader built environment.</u>
108	Infrastructure Goal	Addition	N/A	<u>State agencies, in partnership with local governments and local non-profits, should continue to advance projects to mitigate or remove lead water service pipes in all sensitive locations.</u> <u>Continue efforts to improve cellular and broadband services in underserved communities to enhance connectivity and support economic development initiatives.</u> <u>Supporting sanitary sewer system investments to address failing septic systems. Support future growth in Centers and in Planning Areas 1 and 2 in ways consistent with achieving water quality goals, including separating wastewater and stormwater systems where feasible.</u>

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				<p><u>Advance integrated flood control and stormwater management infrastructure projects and related services, addressing both point and nonpoint sources, and maximizing the use of nonstructural alternatives to minimize flooding, water pollution, and damage to structures and ecological systems.</u></p> <p><u>Implement the recommendations of the NJ Water Supply Master Plan to ensure a safe and sufficient water supply to meet current and future needs.</u></p> <p><u>Use green infrastructure strategies to reduce the impacts of extreme heat events, mitigate flood impacts, address stormwater issues, and improve water quality.</u></p>
109	Revitalization and Recentering Goal	Addition and Removal	Enhance the latent human capital and underperforming economic assets located in underutilized activity centers throughout the state, whether urban, suburban, or rural.	<u>Harness</u> the latent human capital and underperforming economic assets located in underutilized activity centers throughout the state, whether urban, suburban, or rural.
110	Revitalization and Recentering Goal	Addition and Removal	Improve livability, prosperity, sustainability, and functionality through targeted efforts that combine both public and private sector investments.	<u>Promote</u> livability, prosperity, sustainability, and functionality through targeted efforts that combine both public and private sector investments.
111	Revitalization and Recentering Goal	Addition and Removal	Redesign and rebuild underutilized areas, such as defunct or underperforming malls, business parks, and struggling commercial corridors, with a view toward better connectivity and greater resilience, flexibility, efficiency, and sustainability.	Redesign and rebuild underutilized areas, such as defunct or underperforming malls, business parks, and struggling commercial corridors, with a view toward <u>improving connectivity</u> , resilience, flexibility, efficiency, and sustainability.
112	Revitalization and Recentering Goal	Addition	Create more urban green spaces, walkable and bicycle/micro-mobility transit-friendly places, and a better balance between the natural and built environments.	Create more urban green spaces, walkable and bicycle/micro-mobility transit-friendly places, and a better balance between the natural and built environments. <u>Pursue local and regional transportation planning and land use strategies to mitigate the impacts of traffic while improving pedestrian and bicycle mobility and supporting revitalization efforts.</u>

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113	Revitalization and Recentering Goal	Addition and Removal	The number of people aged 25 to 39 dropped off dramatically between 2000 and 2010, and slowly recovered between 2010 and 2020, in New Jersey compared to the nation as a whole. New Jersey's high cost of living might account for the disappearance of young adults.	The number of people aged 25 to 39 dropped off dramatically between 2000 and 2010, and slowly recovered between 2010 and 2020, in New Jersey compared to the nation as a whole. New Jersey's high cost of living might account for the <u>decline in the young adult population.</u>
114	Revitalization and Recentering Goal	Addition and Removal	Many older communities that exhibit Center-like features have lost vitality and require revitalization. Many urban areas need revitalization as they may suffer from suburban competition, an aging population, a concentration of poverty, a lack of employment opportunities, poor quality public schools, high crime rates, deterioration of building stock, or a combination of all of these.	Many older communities that exhibit Center-like features <u>are in need of</u> revitalization. Many urban areas need revitalization as they may suffer from suburban competition, an aging population, a concentration of poverty, a lack of employment opportunities, poor quality public schools, high crime rates, deterioration of building stock, or a combination of all of these. <u>There are numerous existing rural settlements that have historically served as population hubs and centers of economic activity, and these smaller scale villages and hamlets face many of the same issues as urban areas.</u>
115	Revitalization and Recentering Goal	Addition and Removal	Revitalization is always facilitated by streamlining local land use policies to remove unnecessary barriers to investment and to eliminate counter-productive requirements while promoting smart local redevelopment goals.	Revitalization is always facilitated by streamlining local land use policies to remove unnecessary barriers to investment and to eliminate counter-productive requirements while <u>simultaneously making investments in infrastructure to implement</u> smart local <u>revitalization and redevelopment</u> goals. <u>Investments in all types of centers (urban, suburban, and rural) will create economic development, reinvestment, and revitalization opportunities and improve public health.</u>
116	Revitalization and Recentering Goal	Addition and Removal	There are also vast auto-oriented areas of New Jersey particularly along highway corridors and major arterials that need reinvestment to make them less auto-oriented . Frequently parcels that front the highway corridor have commercial uses that back up into residential neighborhoods but have no walkable access from these neighborhoods. Through selective interventions, these auto-oriented areas may become more	There are also vast <u>car-oriented</u> areas of New Jersey particularly along highway corridors and major arterials that need reinvestment to make them less <u>car-oriented</u> . Frequently parcels that front the highway corridor have commercial uses <u>that are adjacent to</u> residential neighborhoods but have no walkable access from these neighborhoods. Through selective interventions, these <u>car-oriented</u> areas may become more

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			compact, walkable communities and acquire more Center-like features over time.	compact, walkable communities and acquire more Center-like features over time.
117	Revitalization and Recentering Goal	Addition	N/A	<u>Large amounts of undeveloped land (such as, but not limited to, farmland, environmentally sensitive lands, and Wildlife Management Areas) exist throughout New Jersey. Pursuing center-based development strategies to revitalize existing developed areas, as well as creating new compact and mixed-use centers, will limit new single-use greenfield development patterns (sprawl) and protect the state's open spaces, farmland, and environmentally sensitive areas.</u>
118	Revitalization and Recentering Goal	Removal	Parking requirements in Centers take up a lot of land, threaten the integrity of the built environment, and could be reduced in areas where proper density , a mix of uses, and public transportation options are abundant.	Parking requirements in Centers take up a lot of land, threaten the integrity of the built environment, and could be reduced in areas where a mix of uses and public transportation options are abundant.
119	Revitalization and Recentering Goal	Addition and Removal	Reduce Parking Lot Footprint. Auto -centric planning over the past decades have resulted in an excessive number of parking lots across New Jersey's urban and suburban landscapes, many of which are becoming vacant as more of our workforce works from home or utilizes different mobility options.	Reduce Parking Lot Footprint. <u>Car</u> -centric planning over the past decades has resulted in an excessive number of parking lots across New Jersey's urban and suburban landscapes, many of which are becoming vacant as more of our workforce works from home or utilizes different <u>transportation</u> options.
120	Revitalization and Recentering Goal	Addition	Municipalities should evaluate the opportunity to purchase or redevelop underutilized parking lots to reduce urban heat island effects and address housing needs and achieve other goals of the State Plan.	Municipalities, <u>working with non-residential property owners (such as businesses and houses of worship)</u> , should evaluate the opportunity to purchase or redevelop underutilized parking lots to reduce urban heat island effects and address housing needs and achieve other goals of the State Plan.
121	Revitalization and Recentering Goal	Addition and Removal	But even the other 55 that do not host a transit station still boast a higher percentage of young adults (21.4%) than the statewide rate and also the 107 municipalities that score well on only two of the three metrics.	But even the other 55 that do not host a transit station still <u>feature</u> a higher percentage of young adults (21.4%) than the statewide rate and the 107 municipalities that score well on only two of the three metrics <u>identified above.</u>
122	Revitalization and	Addition and Removal	This stands in sharp contrast to the pattern in the preceding decade and a half , where only 16.4% of total growth from 1990 to 2007 happened in	This stands in sharp contrast to the pattern in the preceding <u>17 years</u> , where only 16.4% of total growth from 1990 to 2007 happened in

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	Recentring Goal		municipalities that were at least 90% built-out as of 1986, and the last land use/land cover data year before the beginning of the 1990s.	municipalities that were at least 90% built-out as of 1986.
123	Revitalization and Recentring Goal	Addition and Removal	Landscaped buffers common in suburban zoning districts constitute impediments to pedestrian circulation and should be modified to incorporate walking paths as part of every recentring effort. Any redevelopment effort undertaken in such areas should seek to integrate any recoverable natural features into the new layout for the site.	Landscaped buffers <u>used to reduce potential impacts (noise and lighting) to surrounding properties can create</u> impediments to pedestrian circulation and should be modified <u>and/or designed to facilitate pedestrian mobility</u> as part of every recentring effort. Any redevelopment effort undertaken in such areas should seek to integrate <u>green infrastructure features and/or</u> any recoverable natural features into the new layout for the site.
124	Revitalization and Recentring Goal	Addition and Removal	Auto-oriented commercial strips may contain a wide diversity of uses, but without housing they usually have no nighttime activity. While it may not be appropriate to introduce residential uses in every location, or under every circumstance, it is critical to introduce housing wherever appropriate. If housing is viable, it should be accompanied by public spaces and pedestrian amenities.	Auto-oriented commercial strips may contain a wide diversity of uses, but <u>those with limited to no housing may not have the same 24-hour vibrancy as mixed-use areas.</u> While it may not be appropriate to introduce residential uses in every location, or under every circumstance, it is critical to introduce housing wherever appropriate. <u>Opportunities to introduce</u> public spaces and pedestrian amenities <u>should also be explored in these areas.</u>
125	Climate Change Goal	Addition and Removal	Prioritize efforts across all government levels to reduce greenhouse gas emissions, with a focus on decarbonizing transportation, energy, and building sectors, and shifting toward renewable energy sources like wind and solar. Implement land use and transportation planning that encourages carbon-neutral mobility, promotes climate-safe development areas, and integrates science-based data on climate impacts. Support climate adaptation by limiting development in vulnerable areas and investing in resilient infrastructure in locations that protect people, assets, and ecosystems from climate risks	Prioritize efforts across all government levels to reduce greenhouse gas emissions, with a focus on decarbonizing transportation, energy, and building sectors, and shifting toward <u>clean</u> energy sources like wind and solar. Implement land use and transportation planning that encourages carbon-neutral mobility, promotes climate-safe development areas, and integrates science-based data on climate impacts. Support climate adaptation by limiting development in vulnerable areas <u>and implement mitigation strategies</u> in locations that protect people, assets, and ecosystems from climate risks.
126	Climate Change Goal	Removal	While New Jersey cannot alone halt the progression of climate change, it can and must do its part to reduce greenhouse gas (GHG) emissions to mitigate the severity of its outcomes.	While New Jersey cannot alone halt the progression of climate change, it can and must do its part to reduce GHG emissions to mitigate the severity of its outcomes.

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127	Climate Change Goal	Removal	The State's response must involve a multi-pronged strategy toward reducing the State's GHG emissions and improving climate resilience to address both the causes of climate change and its effects, which disproportionately impact socially vulnerable populations. (Please refer to the "Stressors Map" located in the appendix.)	The State's response must involve a multi-pronged strategy toward reducing the State's GHG emissions and improving climate resilience to address both the causes of climate change and its effects, which disproportionately impact vulnerable populations.
128	Climate Change Goal	Addition and Removal	The State will also continue to promote the shift away from fossil fuels and transition to wind, solar, and other renewable energy options to decarbonize the electrical grid, promote electrification of transportation and building stock, and incentivize development of community solar and offshore wind.	The State will also continue to promote the shift away from fossil fuels and transition to wind, solar, and other <u>clean</u> energy options to decarbonize the electrical grid, promote <u>decarbonization</u> of transportation and building stock, and incentivize development of community solar and offshore wind.
129	Climate Change Goal	Addition and Removal	State, county, and local governments are encouraged to adopt a climate adaptation framework that de-prioritizes additional development and infrastructure investment in physically vulnerable areas while facilitating increased development and infrastructure investment in appropriate climate-safe locations. This will place fewer people and investments at risk from climate impacts and decrease the need for emergency response and expensive resilience and mitigation infrastructure.	State, county, and local governments are encouraged to adopt a climate adaptation framework that de-prioritizes additional development and infrastructure investment in physically vulnerable areas, <u>bolsters the development and infrastructure already in vulnerable areas, and facilitates</u> increased development and infrastructure investment in appropriate climate-safe locations. This will place fewer people and investments at risk from climate impacts, <u>address current vulnerabilities</u> , and decrease the need for emergency response and expensive resilience and mitigation infrastructure.
130	Climate Change Goal	Addition and Removal	Prioritize greenhouse gas (GHG) reductions by encouraging zero-emission vehicle fleets, energy-efficient heating and cooling, and low-carbon building practices, especially in high-impact sectors like transportation and residential/commercial buildings.	Prioritize GHG reductions by encouraging zero-emission vehicle fleets <u>and charging infrastructure</u> , energy-efficient heating and cooling, and low-carbon building practices, especially in high-impact sectors like transportation and residential/commercial buildings.
131	Climate Change Goal	Addition and Removal	Forest management, including fuel load reduction and selective burning , is essential to control wildfire risks in Wildland-Urban Interface (WUI) areas, while watershed-level planning and	<u>Wildfire</u> management, <u>including selective clearing, prescribed burning, utilizing risk reduction strategies, and discouraging new development</u> in Wildland-Urban Interface (WUI) areas <u>is essential to control wildfire risk</u> , while

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			comprehensive stormwater modeling can reduce flood impacts and improve water quality.	watershed-level planning and comprehensive stormwater modeling can reduce flood impacts and improve water quality. <u>By proactively planning and implementing measures to lessen the impact of future disasters, mitigation efforts aim to minimize loss of life, injuries, and short- and long-term health consequences.</u>
132	Climate Change Goal	Addition	The State Plan recommends that counties and municipalities coordinate their Hazard Mitigation Plan and their Master Plan as both plans impact each other.	The State Plan recommends that counties and municipalities coordinate their Hazard Mitigation Plan and their Master Plan as both plans impact each other. <u>Support home elevation and buyout programs in flood-vulnerable communities to improve resiliency and meet NJDEP requirements.</u>
133	Climate Change Goal	Addition and Removal	Reduce wildfire risks through forest management practices like selective burning and fuel load reduction , so that landowners and municipalities employ best practices in land stewardship.	Reduce wildfire risks through management practices like selective burning <u>and prescribed burning</u> , so that landowners and municipalities employ best practices in land stewardship. <u>Reduce the vulnerability of communities to wildfire by utilizing community risk reduction strategies, and discouraging new development in Wildland-Urban Interface (WUI) areas.</u>
134	Climate Change Goal	Addition	Promote regional, watershed-level stormwater planning to reduce flooding risks and enhance water quality, prioritizing nature-based infrastructure solutions to manage stormwater and support ecosystem resilience.	Promote regional, watershed-level stormwater planning to reduce flooding risks and enhance water quality, prioritizing nature-based infrastructure solutions to manage stormwater and support ecosystem resilience. <u>Open space and farmland preservation can be incorporated into these strategies. All levels of government can work together to advance this concept.</u>
135	Climate Change Goal	Addition	N/A	<u>Coordinate stormwater management and development in floodprone areas. Implement zoning controls such as bulk standards or green infrastructure where appropriate.</u>
136	Climate Change Goal	Addition	Continue coordination efforts to establish a more comprehensive, detailed, intergovernmental coastal and riverine management program to identify and address the existing and evolving	Continue <u>and prioritize</u> coordination efforts to establish a more comprehensive, detailed, intergovernmental coastal <u>resilience</u> and riverine management program to identify and address the existing and evolving conditions and challenges of

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			conditions and challenges of the New Jersey coastal areas and riverine systems.	the New Jersey coastal areas and riverine systems.
137	Climate Change Goal	Addition and Removal	Promote well-managed coastal and riverine communities, including natural resource maintenance and restoration programs, to encourage economies that are compatible with the natural environment, minimize the risks from natural hazards, and provide equitable access to coastal and riverine resources for public use and enjoyment.	Promote well-managed coastal and riverine communities, including natural resource maintenance and restoration programs, to encourage economies that are compatible with the natural environment, minimize the risks from natural hazards, and provide <u>inclusive</u> access to coastal and riverine resources for public use and enjoyment.
138	Climate Change Goal	Addition and Removal	Promote economic growth through tourism, eco-tourism, recreational opportunities, and equitable public access along the oceanfront, bayfront, lakes, and riverfronts by protecting and enhancing public access rights.	Promote economic growth through tourism, eco-tourism, recreational opportunities, and <u>inclusive</u> public access along the oceanfront, bayfront, lakes, and riverfronts by protecting and enhancing public access rights. <u>Stewards of these areas are encouraged to preserve, maintain, and enhance their natural, cultural, and recreational resources through coordination between all levels of government.</u>
139	Climate Change Goal	Addition	Coordinate growth management programs and policies with emergency response planning and mitigation.	Coordinate growth management programs and policies with emergency response planning and mitigation <u>strategies, including land use changes and buyout programs.</u>
140	Climate Change Goal	Addition	Promote smart growth by implementing DEP floodplain regulations.	Promote smart growth by implementing DEP floodplain regulations. <u>One strategy municipalities can pursue is the Community Rating System (CRS).</u>
141	Climate Change Goal	Addition	N/A	<u>Increase awareness of areas and populations vulnerable to impacts of climate change. Where development exists in vulnerable locations, promote resilience measures such as elevating buildings, hardening and floodproofing critical infrastructure, incorporating nature-based solutions, and evaluating managed retreat as potential solutions.</u> <u>Promote land use policies to avoid new development in vulnerable locations and,</u>

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				<u>where unavoidable, incorporate resilient design standards.</u>
142	Natural and Water Resources Goal	Addition	N/A	<u>Reforestation efforts shall not encroach upon or compromise prime agricultural lands, which are to be reserved for food production and other essential agricultural uses.</u>
143	Natural and Water Resources Goal	Addition and Removal	New Jersey and its local governments act as trustees of the state's natural resources, and are tasked with protecting its lands, waters, air, and living resources for the benefit of its residents. All levels of government, including regional planning agencies, should take actions to avoid, minimize, and mitigate site disturbance, tree removal, habitat fragmentation, impervious coverage, greenhouse gas emissions, invasive species, and the use of toxic building materials and ingredients; and prioritize natural and nature-based strategies and solutions. Continued development and preservation of local and regional systems of parks and preserved lands linked by trails, greenways, and public rights-of-way is necessary to protect the habitat and recovery of rare, threatened and endangered species, and protect native wildlife species.	New Jersey and its local governments are tasked with protecting its lands, waters, air, and living resources for the benefit of its residents. All levels of government, including regional planning agencies, should take actions to avoid, minimize, and mitigate site disturbance, tree removal, habitat fragmentation, impervious coverage, greenhouse gas emissions, invasive species, and the use of toxic building materials and ingredients; and prioritize natural and nature-based strategies and solutions. Continued development, <u>management, stewardship,</u> and preservation of local and regional systems of parks and preserved lands linked by trails, greenways, and public rights-of-way is necessary to protect the habitat and recovery of rare, threatened and endangered species, and protect native wildlife species.
144	Natural and Water Resources Goal	Addition	Allocating and leveraging funds for farmland preservation represents a strategic investment. The State and local communities should protect the long-term viability of the agricultural industry, preserve land to mitigate climate change impacts through carbon sequestration and improved land management practices, and foster local food production to address food insecurity and promote healthy communities. Preserving farmland also contributes to the conservation of biodiversity, protects natural water resources, and helps maintain scenic landscapes, thereby enhancing the overall quality of life for residents and promoting tourism opportunities.	Allocating and leveraging funds for farmland <u>and open space</u> preservation represents a strategic investment. The State and local communities should protect the long-term viability of the agricultural industry, preserve land to mitigate climate change impacts through carbon sequestration and improved land management practices, and foster local food production to address food insecurity and promote healthy communities. Preserving farmland <u>and open space</u> also contributes to the conservation of biodiversity, protects natural water resources, and helps maintain scenic landscapes, thereby enhancing the overall quality of life for residents and promoting tourism opportunities.

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145	Natural and Water Resources Goal	Addition and Removal	Centuries of farming, the use of wood for construction, industrial activities such as mining and quarrying, and urbanization have reduced the tree cover and forested landscape.	Centuries of <u>using</u> wood for construction, industrial activities such as mining and quarrying, and urbanization have reduced the tree cover and forested landscape.
146	Natural and Water Resources Goal	Addition and Removal	Capital projects undertaken by public agencies should seek to the extent practicable and commensurate with the project goals to maximize habitat protection, restoration, and connection. Municipal master plans and zoning ordinances should make it explicit that habitat restoration is expected to occur as part of any (re)development project, to the extent that it is feasible.	Capital projects undertaken by public agencies should seek to the extent practicable and commensurate with the project goals to maximize habitat protection, restoration, and connection. Municipal master plans and zoning ordinances should <u>stipulate that any development or redevelopment project must adhere to all relevant requirements pertaining to</u> habitat restoration <u>as promulgated by the NJDEP.</u>
147	Natural and Water Resources Goal	Addition and Removal	Municipalities, with the technical support and assistance of State agencies, should adopt construction standards and performance standards for new development that minimize soil disturbance during construction in steep slope areas, maintain the hydrologic cycle, and prevent erosion.	Municipalities, with the technical support and assistance of State agencies, should <u>utilize existing</u> construction standards and performance standards for new development that minimize soil disturbance during construction in steep slope areas, maintain the hydrologic cycle, and prevent erosion.
148	Natural and Water Resources Goal	Addition and Removal	Removing dams that are a legacy from an industrial past, no longer serving their intended purpose, enhances aquatic ecosystems and provides recreational opportunities for kayakers and canoeists.	Removing dams that are a legacy from an industrial past, <u>and are</u> no longer serving their intended purpose, <u>is one strategy that can</u> enhance aquatic ecosystems <u>while also</u> providing recreational opportunities for kayakers and canoeists. <u>However, planning for any prospective dam removal must consider potential ramifications such as impacts on nearby agricultural operations, greater sedimentation, increased flooding, and population displacement.</u>
149	Natural and Water Resources Goal	Addition and Removal	All farmers, including those in New Jersey, need to contend with a changing climate and an onslaught of invasive species, which will require them to adjust their practices and crops.	All farmers, including those in New Jersey, need to contend with a changing climate and <u>the increasing presence</u> of invasive species, which will require them to adjust their practices and crops.
150	Natural and Water Resources Goal	Addition	Promulgate local ordinances and state building codes and fee criteria which are sensitive to agricultural construction and associated seasonal uses. Coordinate actions at all levels of	Promulgate local ordinances and state building codes and fee criteria which are sensitive to agricultural construction and associated seasonal uses. Coordinate actions at all levels of

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			government to encourage maintaining agricultural production by protecting farm operations.	government to <u>promote education and outreach, implement marketing, and otherwise</u> encourage maintaining agricultural production by protecting farm operations.
151	Natural and Water Resources Goal	Addition and Removal	NAAQS and recognize the deleterious impacts of ground level ozone, particulate matter, and carbon dioxide pollutants caused by fossil fuel-burning transportation. The State should also delineate current “hotspots” and determine feasible actions to address them, prioritizing natural and nature-based solutions to address carbon dioxide hotspots.	<u>The State should</u> recognize the deleterious impacts of ground level ozone, particulate matter, and carbon dioxide pollutants caused by fossil fuel-burning transportation. The State should also delineate current <u>air quality</u> “hotspots” and determine feasible actions to address them, prioritizing natural and nature-based solutions to address carbon dioxide hotspots.
152	Natural and Water Resources Goal	Removal	The creation of specialized agencies to manage the Pinelands and Highlands Regions was a critical step in protecting New Jersey’s future drinking water supply, but additional steps continue to be needed.	The creation of specialized agencies to manage the Pinelands and Highlands Regions was a critical step in protecting New Jersey’s drinking water supply, but additional steps continue to be needed.
153	Natural and Water Resources Goal	Addition and Removal	Institute a watershed-based resource planning and permitting program that addresses sustainability of ground and surface water resources including, at a minimum, water quality, water supply, wastewater management, land use planning and regulation, non-point and point source pollution abatement, flood control and effects of inter-basin transfers.	<u>Coordinate and promote actions at all levels of government to advance a watershed-based planning approach. Such an approach addresses sustainability of ground and surface water resources, including, at a minimum,</u> water quality, water supply, wastewater management, land use planning and regulation, non-point and point source pollution abatement, flood control, and <u>the</u> effects of inter-basin transfers.
154	Natural and Water Resources Goal	Addition and Removal	Plan for stormwater management and flood control systems on a watershed basis, incorporating where feasible natural systems and non-structural methods , including increased infiltration.	Plan for stormwater management and flood control systems on a watershed basis, incorporating, where feasible, <u>Nature-Based Solutions</u> , including increased infiltration.
155	Natural and Water Resources Goal	Addition and Removal	Where possible this should be accomplished through natural processes, emphasizing the use of naturally functioning systems and non-structural methods.	Where possible this should be accomplished <u>by using Nature-Based Solutions.</u>
156	Natural and Water Resources Goal	Addition	Reduce water consumption by encouraging the use of indigenous plants in landscaping, water-saving designs, water-saving building standards and construction techniques, agricultural	Reduce <u>excessive</u> water consumption by encouraging the use of indigenous plants in landscaping, water-saving designs, water-saving building standards and construction techniques,

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			management practices, water reclamation and reuse, peak period pricing, and water conservation measures.	agricultural management practices, water reclamation and reuse, peak period pricing, and water conservation measures.
157	Natural and Water Resources Goal	Addition and Removal	Consistent with state mandates to reduce the risk of flooding, recognize areas that are prone to flooding now and in the future, including but not limited to Flood Hazard Areas (as determined by DEP), of less than one square mile as Critical Environmental Sites. This will bring planning and protection efforts, such as the implementation of minimum flood protection standards, into alignment.	<u>In order to protect New Jersey's future drinking water supply, recognize natural areas, which contribute to improved water quality, including but not limited to wetlands and riparian buffers. This will bring planning and protection efforts more into alignment.</u>
158	Pollution and Environmental Clean-Up Goal	Addition	Continue the transition to a 100% clean energy system. Maintain and enhance the built environment and improve upon existing conditions.	Continue the transition to a 100% clean energy system. Maintain and enhance the built environment and improve upon existing conditions. <u>Discourage, respond to, and hold accountable parties responsible for illegal dumping.</u>
159	Pollution and Environmental Clean-Up Goal	Addition and Removal	New Jersey aims to address the legacy of industrial pollution by prioritizing the cleanup and redevelopment of Brownfields and other contaminated sites to protect public health and promote sustainable community growth. Redevelopment efforts should align with community plans and the State Plan, focusing on economic sustainability, equity, and environmental restoration, particularly in underserved communities.	New Jersey aims to address the legacy of industrial pollution by prioritizing <u>renewal of habitats and natural areas, as well as</u> the cleanup and redevelopment of Brownfields and other contaminated sites to protect public health and promote sustainable community growth. Redevelopment efforts should align with community plans and the State Plan, focusing on economic sustainability, <u>access to opportunity</u> , and environmental restoration, particularly in underserved communities.
160	Pollution and Environmental Clean-Up Goal	Addition	N/A	<u>Illegal dumping can threaten local environments and economies in every corner of the state. To minimize its impacts and prevent its occurrence, New Jersey should adopt a multi-pronged strategy, which engages the public, prioritizes sensitive areas, and implements a variety of deterrents. The emphasis should be on promoting awareness and improving enforcement.</u>

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161	Pollution and Environmental Clean-Up Goal	Addition	N/A	<u>Protecting and Restoring Ecosystems – Priorities</u> <u>The residents and leaders of New Jersey are stewards of the entirety of the State’s lands and waters. Therefore, equal attention should be given to the protection and restoration of natural areas, beyond those which have development potential. State and local governments should coordinate whenever possible to ensure the safeguarding of pristine environments, and to facilitate the renewal of degraded lands and water bodies. In the case of polluted waterways, flood storage and other risk mitigation strategies should be incorporated into remediation efforts. Polluters should be held to account, and should be made to rectify the deleterious consequences of their actions.</u>
162	Pollution and Environmental Clean-Up Goal	Addition and Removal	Such plans should seek to redress past inequities in underserved or indigenous communities and focus on future economic sustainability.	Such plans should seek to redress past <u>disparities</u> in underserved or indigenous communities and focus on future economic sustainability.
163	Pollution and Environmental Clean-Up Goal	Addition and Removal	Conserve resources and promote the economic reuse and recycling of materials and support expansion of the State’s remanufacturing capacity. Encourage zoning provisions that allow recycling facilities as a permitted use in appropriate locations.	Conserve resources and promote the reuse and recycling of materials and support expansion of the State’s remanufacturing capacity. Encourage zoning provisions that allow recycling facilities as a permitted use in appropriate locations. <u>Identify and support efforts to establish waste-to-energy alternatives.</u>
164	Pollution and Environmental Clean-Up Goal	Addition	N/A	<u>Address illegal dumping by encouraging, coordinated efforts between various levels of government. These efforts should focus on enforcement, cleanup, and restoration activities.</u>
165	Historic and Scenic Resources Goal	Addition	It is vital to actively protect, enhance, and improve public access to sites, narratives, and artifacts that document, de-construct, and reckon with the experience of New Jersey’s indigenous peoples, subsequent European colonization, enslaved	It is vital to actively protect, enhance, and improve public access to sites, narratives, and artifacts that document, de-construct, and reckon with the experience of New Jersey’s indigenous peoples, subsequent European colonization, enslaved

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			people and ultimately with the experiences of the many immigrant populations thereafter.	people <u>(including those of African descent)</u> , and ultimately with the experiences of the many immigrant populations thereafter.
166	Historic and Scenic Resources Goal	Removal	The state should address and mitigate the anticipated negative impacts on these assets from climate change and maintain continuous public access to high-quality open space, scenic landscapes, historical resources, and recreation resources . All levels of government should participate in supporting artistic expression to drive tourism, with the physical implementation coming from government entities, non-profits, and professional artists.	The state should address and mitigate the anticipated negative impacts on these assets from climate change and maintain continuous public access to open space, scenic landscapes, historical resources, and recreation. All levels of government should participate in supporting artistic expression to drive tourism, with the implementation coming from government entities, non-profits, and professional artists.
167	Historic and Scenic Resources Goal	Addition and Removal	New Jersey's history, including that prior to colonial settlement, lives on in the form of landscapes, buildings, and infrastructure (such as the Delaware & Raritan Canal) .	New Jersey's history, including <u>its history</u> prior to colonial settlement, lives on in the form of landscapes, buildings, and infrastructure.
168	Historic and Scenic Resources Goal	Addition and Removal	Promote the character of historic sites, landscapes, structures, and scenic areas through comprehensive planning, and the flexible application of zoning ordinances, construction codes, and other development regulations, without creating an economic burden that discourages investment or restricts the development of needed housing.	<u>Preserve</u> historic sites, landscapes, structures, and scenic areas through comprehensive planning, and the flexible application of zoning ordinances, construction codes, and other development regulations, without creating an economic burden that discourages investment or restricts the development of needed housing.
169	Historic and Scenic Resources Goal	Addition and Removal	Investigate, protect, and document archaeological resources, including remains of indigenous people's settlements identified before a site is disturbed . Encourage voluntary, speedy documentation of archaeological finds.	Investigate, protect, and document archaeological resources, including remains of indigenous people's settlements. Encourage <u>prompt</u> documentation of archaeological finds.
170	Historic and Scenic Resources Goal	Addition and Removal	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and contemporary culture and locate them in Centers.	Support museums, libraries, interpretive centers and archives, and other public buildings as repositories of past culture and contemporary culture and locate <u>those buildings</u> in Centers.
171	Historic and Scenic Resources Goal	Removal	Encourage and provide incentive programs to property owners and conservation Non-Governmental Organizations (NGOs) who are willing to allow public access and use of private recreational or open space lands and facilities.	N/A

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172	Equity Goal	Addition	N/A	<u>As one of the most diverse states in the nation, New Jersey must harness its diversity as an intrinsic strength. The practice of planning can, and must, facilitate the inclusion of all New Jersey residents in the process of shaping the state's communities. The goal of achieving greater equity is unique among the ten goals of this State Development and Redevelopment Plan. It must be considered a coequal aspiration to the other nine goals, and, simultaneously, a cross-cutting component of the other nine goals.</u>
173	Equity Goal	Addition and Removal	Addressing longstanding harms and structural inequities will strengthen outcomes for historically underrepresented communities.	Addressing longstanding harms and structural barriers will strengthen outcomes for historically underrepresented communities.
174	Equity Goal	Addition and Removal	Part of New Jersey's increasing racial and ethnic diversity is in part due to it being a major immigrant destination. As of the 2021 one-year American Community Survey, 23.0% of the state's residents were born in another country, well above the national rate of 13.6%. Only California, at 26.6%, has a higher percentage of residents born in another country than New Jersey. New Jersey has overtaken New York, which was ranked second behind California in 2010 and 2000.	New Jersey's increasing diversity is in part due to it being a major immigrant destination. As of the 2021 one-year American Community Survey, 23.0% of the state's residents were born in another country, well above the national rate of 13.6%. Only California, at 26.6%, has a higher percentage of residents born in another country than New Jersey. In this respect, New Jersey has overtaken New York, which was ranked second behind California in 2010 and 2000.
175	Equity Goal	Removal	The share of the population born in another country has been growing, both in New Jersey and nationally, over the last 20 years. Nationally, it rose from 11.1% in 2000 to 13.6% in 2021. New Jersey's increase was more dramatic, rising by more than 5 percentage points, from 17.5% in 2000 to 23.0% in 2021. Only California, at 26.6%, has a higher percentage of residents born in another country than New Jersey.	The share of the population born in another country has been growing, both in New Jersey and nationally, over the last 20 years. Nationally, it rose from 11.1% in 2000 to 13.6% in 2021. New Jersey's increase was more dramatic, rising by more than 5 percentage points, from 17.5% in 2000 to 23.0% in 2021.
176	Equity Goal	Addition and Removal	The benefits of implementing the State Plan will be equitably distributed among all residents, and in fact, contribute to redressing past mistakes and correcting unfair outcomes. All levels of	The benefits of implementing the State Plan will be equitably distributed among all residents, and in fact, contribute to redressing past harms and correcting unfair outcomes. All levels of

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			government should take appropriate action to foster public engagement in a manner that ensures the benefits and burdens of implementing of the State are equitably shared by all of our communities.	government should take appropriate action to foster public engagement in a manner that ensures the benefits and burdens of implementing of the State <u>Plan</u> are equitably shared by all of our communities.
177	Equity Goal	Addition and Removal	Many urban centers have suffered from decades of under-investment or disinvestment in Brownfields remediation, pollution, contaminated sites, infrastructure, urban parks, public transit and/or pedestrian and bicycle/micro-mobility safety investments, or upgrades to substandard housing.	<u>Various communities, in urban, suburban, and rural areas,</u> have suffered from decades of under-investment or disinvestment in Brownfields remediation, pollution, contaminated sites, infrastructure, parks, public transit and/or pedestrian and bicycle/micro-mobility safety investments, or upgrades to substandard housing.
178	Equity Goal	Addition	Resources for addressing these challenges are limited and must be strategically deployed.	Resources for addressing these challenges are limited and must be strategically deployed. <u>Overburdened communities, in particular, require prioritized efforts to enhance economic mobility, overcome barriers, and connect residents to critical services.</u>
179	Equity Goal	Addition	N/A	<u>Equity and Land Use and Transportation – Priorities</u>
180	Equity Goal	Addition and Removal	Some residents may perceive equity issues of overcrowded roads, loss of open space, rising taxes, and other negative impacts of poor development patterns that result from inadequate planning, underfunding of infrastructure, and poor or uncoordinated decision-making.	Some residents may perceive equity issues of overcrowded roads, loss of open space, rising taxes, and other negative impacts of <u>flawed</u> development patterns that result from inadequate planning, underfunding of infrastructure, and poor or uncoordinated decision-making.
181	Equity Goal	Addition	N/A	<u>Expanding access to local and regional transit services in all regions of the State is a priority. By addressing existing gaps in service in areas with very little and/or no service, more equitable mobility can be realized.</u>
182	Equity Goal	Addition and Removal	The increasing adverse effects of climate change mean that farming operations need to use more sustainable practices, where feasible, which may require additional investment.	The increasing adverse effects of climate change mean that farming operations need to use more <u>adaptive and</u> sustainable practices, where feasible, which <u>will</u> require additional investment.
183	Comprehensive Planning	Removal	2024 Comprehensive Planning Goal	Comprehensive Planning
184	Comprehensive Planning	Addition and Removal	While recognizing that physical design cannot, by itself, solve the state’s social, economic, and	While recognizing that physical design cannot, by itself, solve the state’s social, economic, and

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			environmental problems, an appropriate physical design framework influences the success of other strategies and is considered indispensable to a sustainable future and the long-term environmental quality, economic vitality, and social justice and stability of New Jersey.	environmental problems, an appropriate physical design framework influences the success of other strategies and is considered indispensable to a sustainable future and the long-term environmental quality <u>and</u> economic vitality of New Jersey.
185	Comprehensive Planning	Addition and Removal	Regional Planning and Areas of Critical State Concern	Regional Planning and <u>Special Resource Areas</u>
186	Comprehensive Planning	Addition and Removal	<p>Additional areas of critical concern should be considered in the future. Such areas include, but may not be limited to:</p> <ol style="list-style-type: none"> 1. The Delaware and Raritan Canal, 2. The Delaware Water Gap National Recreation Area, 3. — 4. The Delaware River and Bayshore Area, 5. The Great Swamp Watershed, 6. The Skylands Region, and 7. The Sourlands. <p>The State Planning Commission urges those participating in Cross Acceptance to recommend policies as appropriate to address development, redevelopment, and conservation issues in these and other regions of New Jersey.</p>	<p><u>In addition to planning regions established by statute, the State Plan acknowledges that there are areas of special resource value that would especially benefit from comprehensive regional planning.</u></p> <p><u>A Special Resource Area is an area or region with unique characteristics or resources of statewide importance, which are essential to the sustained wellbeing and function of its own region and other regions or systems – environmental, economic, and social – and to the quality of life for future generations.</u></p> <p><u>The State has an interest in and responsibility for the special resources of the state, especially those contributing value at a regional or statewide scale. These may be unique physiographic provinces or areas of significant economic activity. A lack of formal recognition of these areas can and has led to decisions that have negatively altered resource values, without the benefit of a regional view.</u></p> <p><u>Recognition of Special Resource Areas should stimulate and support collaborative planning to sustain the value of those resources. Such recognition is an indication of the need for coordinated planning with a regional vision. The State Planning Commission may identify Special Resource Areas, and municipalities,</u></p>

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				<p><u>counties, and the public are encouraged to propose Special Resource Areas.</u></p> <p><u>The Commission intends that the recognition of a region as a Special Resource Area, in consultation with local partners (municipalities, counties, and other interested parties) should prompt action to implement and support integrated regional planning for the purpose of sustainability and protecting the inherent value of that area. Formal recognition through a novel application and approval process should result in these areas becoming legislatively mandated by statute, with their own regulatory authority to oversee the planning in the area, as well as the implementation of strategies for regional cooperation and action inclusive of local governments, state and federal agencies, and residents. Objectives should include:</u></p> <ul style="list-style-type: none"> <u>identifying issues affecting the growth and viability of the region;</u> <u>assessing strength and weakness of the region;</u> <u>coordinating development and redevelopment on a regional basis;</u> <u>promoting regional efficiencies in facilities and services;</u> <u>targeting public investments for greatest public benefit;</u> <u>advancing sustainable resource use; and,</u> <u>addressing and mitigating climate change</u> <p><u>In the event that an area petitioning to be recognized does not meet the newly established intent or criteria, the State Planning Commission and the Office of</u></p>

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				<u>Planning Advocacy recognizes the important role they must play in fostering and facilitating impactful regional planning. Such support should include at a minimum, the facilitation of regional planning discussions</u>
187	The State Plan Policy Map	Addition	Lands in the jurisdictions of these regional planning entities are shown on the State Plan Policy Map and reflect the Memoranda of Agreements between the State Planning Commission and those entities.	Lands in the jurisdictions of these regional planning entities are shown on the State Plan Policy Map and reflect the Memoranda of Agreements between the State Planning Commission and those entities. <u>The only exception is the Planning Area of the New Jersey Highlands Water Protection and Planning Act. The State Plan Policy Map Planning Area designations in this portion of the Highlands Region will be consistent with the Regional Master Plan's (RMP) Planning Area designations.</u>
188	The State Plan Policy Map	Addition	N/A	<u>[INSERT STATIC MAP]</u> <u>Please note that this version of the map depicts its status at the time of the adoption of this State Development and Redevelopment Plan. A copy of the current New Jersey State Plan Policy Map can be found on the New Jersey Office of Planning Advocacy website, or can be made available upon request.</u>
189	The State Plan Policy Map	Addition	Promote diversified farming operations and adjust zoning to align with environmental sensitivity and climate change considerations.	Promote diversified farming operations and adjust zoning to align with environmental sensitivity and climate change considerations. <u>Strategies may include, but are not limited to, clustering, density transfers, and limiting the extent of infrastructure investments in agricultural areas.</u>
190	The State Plan Policy Map	Addition	N/A	<u>Climate Change: Encourage development and redevelopment in areas with low flood risk and existing infrastructure. Support climate adaptation by discouraging development in vulnerable areas, and instead, investing in resilient infrastructure and implementing mitigation strategies. Floodprone and wildfire risk areas will require careful consideration to</u>

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				<u>ensure land uses minimize risk to people, assets, and neighboring lands. High risk areas are encouraged to follow and implement resilient design and hazard mitigation initiatives.</u>
191	The State Plan Policy Map	Addition and Removal	Smart Growth Explorer	<u>New Jersey Department of State Office of Planning Advocacy Locator Map</u>
192	The State Plan Policy Map	Addition and Removal	In determining areas where the State Plan recommends growth or conservation, the State Planning Commission recommends utilizing the Smart Growth Explorer detailed in the appendix as a screening tool. The tool considers environmental and development/redevelopment factors. These criteria are then tallied when evaluating a potential site. The scores can then be compared with pre-determined ranges, and offer guidance for whether the site is appropriate for development/redevelopment, conservation, or needs a more in-depth analysis. The use of equitable smart growth principles is recommended for sites that are suitable for development/redevelopment. In 2022 the NJ State Planning Commission approved the Distribution Warehousing and Goods Movement Guidelines. This guidance supersedes the Development and Redevelopment Suitability Protocol. It is recommended that municipalities consult this manual for warehouse development.	<u>The Locator Map is an interactive tool used to view spatial information about locations in New Jersey. The tool is geared towards regional planning efforts in the State. The mapping of the NJ State Development and Redevelopment Plan is available in the tool and can be found on the New Jersey Office of Planning Advocacy's website.</u>
193	The State Plan Policy Map	Addition	METROPOLITAN PLANNING AREA (PA1)	METROPOLITAN PLANNING AREA (PA1) <u>AND METROPOLITAN/FLOODPRONE PLANNING AREA (PA1B)</u>
194	The State Plan Policy Map	Addition	N/A	<u>The State Plan's intent for the Metropolitan/Floodprone Planning Area is to:</u> <ul style="list-style-type: none"> <u>• recognize developed areas that face current and future flood risk;</u> <u>• minimize the risks to life and property from natural hazards;</u>

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				<ul style="list-style-type: none"> • <u>advance redevelopment and climate adaptation strategies that reduce flooding impacts and support existing communities;</u> • <u>discourage new development and growth-inducing infrastructure projects; and</u> • <u>implement green infrastructure improvements.</u>
195	The State Plan Policy Map	Addition and Removal	<p>The following criteria are intended as a general guide for delineating locations as a Metropolitan Planning Area. Local conditions may require flexible application of these criteria to achieve the Policy Objectives of this Planning Area:</p> <ul style="list-style-type: none"> • Density of more than 1,000 people per square mile. • Existing public water and sewer systems, or physical accessibility to those systems, and access to public transit systems. • Land area greater than one (1) square mile. • A population of not less than 25,000 people. 	<p>The following criteria are intended as a general guide for delineating the Metropolitan Planning Area <u>or Metropolitan/Floodprone Planning Area in support of this State Plan's policy objectives.</u> <u>Flexibility in the</u> application of these criteria <u>is appropriate and necessary in order to reflect local conditions and ensure effective implementation.</u></p> <ul style="list-style-type: none"> • Density of more than 1,000 people per square mile. • Existing public water and sewer systems, or physical accessibility to those systems, and access to public transit systems. • Land area greater than one (1) square mile. • <u>For PA1B only, any coastal or riverine lands regulated by one or more of the following:</u> <ul style="list-style-type: none"> o <u>FEMA Flood Hazard Areas</u> o <u>Coastal Area Facilities Review Act (CAFRA)</u> o <u>NJ Inland Flood Protection Rule</u> o <u>Any other regulation or standards promulgated by NJDEP</u>
196	The State Plan Policy Map	Addition	SUBURBAN PLANNING AREA (PA2)	SUBURBAN PLANNING AREA (PA2) <u>AND SUBURBAN/FLOODPRONE PLANNING AREA (PA2B)</u>
197	The State Plan Policy Map	Addition and Removal	In the Suburban Planning Area, the intention of the State Plan is to:	<u>The State Plan's intent for the Suburban Planning Area is to:</u>
198	The State Plan Policy Map	Addition		<u>The State Plan's intent for the Suburban/Floodprone Planning Area is to:</u> <ul style="list-style-type: none"> • <u>recognize developed areas that face current and future flood risk;</u> • <u>minimize the risks to life and property from natural hazards;</u>

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				<ul style="list-style-type: none"> • <u>advance redevelopment and climate adaptation strategies that reduce flooding impacts and support existing communities;</u> • <u>discourage new and unneeded development and growth-inducing infrastructure projects; and</u> • <u>implement green infrastructure improvements.</u>
199	The State Plan Policy Map	Addition and Removal	<p>The following criteria are intended as a general guide for delineating the Suburban Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning Area.</p> <ul style="list-style-type: none"> • Population density of less than 1,000 people per square mile. • Infrastructure systems reasonably anticipated to be in place by 2050 that have the capacity to support development that meets the Policy Objectives of this Planning Area. These systems include public water supply, sewage collection and treatment facilities, stormwater management, various modes of transportation, public schools, and parks. • Land area greater than one (1) square mile. 	<p><u>The following criteria are intended as a general guide for delineating the Suburban Planning Area or Suburban/Floodprone Planning Area in support of this State Plan's policy objectives. Flexibility in the application of these criteria is appropriate and necessary in order to reflect local conditions and ensure effective implementation.</u></p> <ul style="list-style-type: none"> • Population density of less than 1,000 people per square mile. • Infrastructure systems reasonably anticipated to be in place by 2050 that have the capacity to support development that meets the Policy Objectives of this Planning Area. These systems include public water supply, sewage collection and treatment facilities, stormwater management, various modes of transportation, public schools, and parks. • Land area greater than one (1) square mile. • <u>For PA2B only, any coastal or riverine lands regulated by one or more of the following:</u> <ul style="list-style-type: none"> o <u>FEMA Flood Hazard Areas</u> o <u>Coastal Area Facilities Review Act (CAFRA)</u> o <u>NJ Inland Flood Protection Rule</u> o <u>Any other regulation or standards promulgated by NJDEP</u>
200	The State Plan Policy Map	Addition and Removal	<p>In the Fringe Planning Area, the intention of the State Plan is to:</p> <ul style="list-style-type: none"> • accommodate growth in Centers; 	<p>In the Fringe Planning Area, the intention of the State Plan is to:</p> <ul style="list-style-type: none"> • accommodate growth in Centers, <u>excluding floodprone areas;</u>

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201	The State Plan Policy Map	Addition and Removal	The following criteria are intended as a general guide for delineating the Fringe Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning Area.	<u>The following criteria are intended as a general guide for delineating the Fringe Planning Area in support of this State Plan's policy objectives. Flexibility in the application of these criteria is appropriate and necessary in order to reflect local conditions and ensure effective implementation.</u>
202	The State Plan Policy Map	Addition and Removal	Some lands in the Rural Planning Area (PA4) have one (1) or more Environmentally Sensitive Feature(s) qualifying for delineation as Rural/Environmentally Sensitive (PA4B).	Some lands in the Rural Planning Area have one or more Environmentally Sensitive Feature(s) qualifying for delineation as Rural/Environmentally Sensitive <u>Planning Area</u> .
203	The State Plan Policy Map	Addition and Removal	In the Rural Planning Area, the State Plan's intention is to: <ul style="list-style-type: none"> maintain the Environs as large contiguous areas of farmland, open space, and forested areas; enhance habitats and sensitive lands; accommodate growth in Centers; reverse auto-oriented patterns of development; promote a viable agricultural or forestry industry; revitalize cities, towns, and other traditional settlements; protect, enhance, and diversify the existing character and agricultural economy of stable communities; and confine programmed sewers and public water services to Centers, except where public health is at stake. 	In the Rural Planning Area, the State Plan's intention is to: <ul style="list-style-type: none"> maintain the Environs as large contiguous areas of farmland, open space, and forested areas; enhance habitats and sensitive lands; accommodate growth in Centers, <u>excluding floodprone areas;</u> reverse auto-oriented patterns of development; promote a viable agricultural or forestry industry; revitalize cities, towns, and other traditional settlements; protect, enhance, and <u>support local agricultural economies;</u> and confine programmed sewers and public water services to Centers, except where public health is at stake.
204	The State Plan Policy Map	Addition and Removal	The following criteria are intended as a general guide for delineating the Rural Planning Area. Land satisfying the delineation criteria listed below that also meets the delineation criteria for the Environmentally Sensitive Planning Area is designated as Planning Area 4B: Rural/Environmentally Sensitive Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning Area.	<u>The following criteria are intended as a general guide for delineating the Rural Planning Area and the Rural/Environmental Sensitive Planning Area in support of this State Plan's policy objectives. Flexibility in the application of these criteria is appropriate and necessary in order to reflect local conditions and ensure effective implementation.</u>

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205	The State Plan Policy Map	Addition and Removal	<p>In the Environmentally Sensitive Planning Area, the intent of the State Plan is to:</p> <ul style="list-style-type: none"> • protect environmental resources; • protect both large and small contiguous areas of land; • promote restoring habitats and bio-diversity; • accommodate growth only in Centers; • confining programmed sewers and public water services to Centers; • revitalize cities, towns, and older traditional settlements; and • protect, enhance, and diversify the existing character of stable communities. 	<p>In the Environmentally Sensitive Planning Area, the intent of the State Plan is to:</p> <ul style="list-style-type: none"> • protect environmental resources; • protect both large and small contiguous areas of land; • promote restoring habitats and bio-diversity; • accommodate growth only in Centers, <u>excluding floodprone areas</u>; • confining programmed sewers and public water services to Centers; • revitalize cities, towns, and older traditional settlements; and • protect, enhance, and <u>support</u> the existing character of stable communities.
206	The State Plan Policy Map	Addition and Removal	<p>The following criteria are intended as a general guide for delineating the Environmentally Sensitive Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning Area.</p>	<p><u>The following criteria are intended as a general guide for delineating the Environmentally Sensitive Planning Area and the Environmentally Sensitive/Barrier Islands Planning Area in support of this State Plan's policy objectives. Flexibility in the application of these criteria is appropriate and necessary in order to reflect local conditions and ensure effective implementation.</u></p>
207	The State Plan Policy Map	Addition	<ul style="list-style-type: none"> • Population density of less than 1,000 people per square mile. • Land area greater than one (1) square mile. 	<ul style="list-style-type: none"> • Population density of less than 1,000 people per square mile. • Land area greater than one (1) square mile. • <u>Undeveloped floodprone lands.</u>
208	The State Plan Policy Map	Addition and Removal	<p>There are many Environmentally Sensitive Features and landscapes of historic or aesthetic significance that are less than one (1) square mile in area or whose configuration does not readily permit application of the policy objectives of the Rural/Environmentally Sensitive and Environmentally Sensitive Planning Areas (PA4B and PA5).</p>	<p><u>Critical Environmental Sites (CES)</u></p> <p>There are many <u>environmentally sensitive</u> features and landscapes that are less than one (1) square mile in area or whose configuration does not readily permit application of the policy objectives of the Rural/Environmentally Sensitive and Environmentally Sensitive Planning Areas (PA4B and PA5).</p>
209	The State Plan Policy Map	Addition, Removal, and Relocation	<p>Additionally, many sites of historic, cultural, scenic, or environmental sensitivity are in developed</p>	<p>Additionally, many <u>of these environmentally sensitive sites</u> are in developed areas or in the Metropolitan, Suburban, or Fringe Planning Areas.</p>

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			areas or in the Metropolitan, Suburban or Fringe Planning Areas.	
210	The State Plan Policy Map	Addition and Removal	<p>The Intent of the State Plan is to fulfill the goals of conserving natural resources and systems and preserving and enhancing areas with historic, cultural, scenic, open space, and recreational values through:</p> <ul style="list-style-type: none"> • recognizing the need for strategic investment decisions designed to protect and enhance rather than adversely impact these resources; and • applying statewide policies, including, but not limited to, those specifically relating to water resources, open lands and natural systems, coastal areas, and historic, cultural and scenic resources. 	<p>The Intent of the State Plan is to fulfill the goals of conserving natural resources and systems and preserving and enhancing areas through:</p> <ul style="list-style-type: none"> • <u>R</u>ecognizing the need for strategic investment decisions designed to protect and enhance rather than adversely impact these resources; and • <u>A</u>pplying statewide policies, including, but not limited to, those specifically relating to water resources, open lands and natural systems, <u>and</u> coastal areas.
211	The State Plan Policy Map	Removal	The State Plan Policy Map provides for the designation and mapping of Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS).	The State Plan Policy Map provides for the designation and mapping of Critical Environmental Sites (CES).
212	The State Plan Policy Map	Addition and Removal	<ul style="list-style-type: none"> • Contains one (1) or more of the following features - <ul style="list-style-type: none"> ◦ 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 ◦ Steep 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 ◦ coastal and freshwater wetlands and ponds ◦ staging areas for migratory species 	<ul style="list-style-type: none"> • Contains one (1) or more of the following features - <ul style="list-style-type: none"> ◦ <u>P</u>rime (or locally important) aquifer recharge areas ◦ Well-head protection areas ◦ <u>P</u>ublic water supply reservoirs ◦ <u>C</u>oastal dunes, beaches, and shorelines ◦ Steep Slope areas ◦ <u>Floodprone lands</u> ◦ <u>H</u>abitats of endangered or threatened plant or animal species or unique ecosystems ◦ <u>H</u>abitats with a wide diversity of resident species or large resident populations ◦ <u>C</u>oastal and freshwater wetlands and ponds ◦ <u>S</u>taging areas for migratory species ◦ <u>S</u>tream corridors ◦ <u>W</u>ildlife corridors

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			<ul style="list-style-type: none"> ○ 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 ○ Features for Historical and Cultural Site (HCS) designation: <ul style="list-style-type: none"> ○ greenways and trails ○ dedicated open space ○ parks ○ historic sites and districts ○ archeological sites ○ scenic vistas and corridors ○ natural landscapes of exceptional aesthetic or cultural value • Less than one (1) square mile in area. • Identified in local or county master plans, state functional plans, environmental resource inventories, or other documents. • Protected by federal or state regulations, local ordinance, public ownership or deed restriction, if applicable. • Not currently under regulatory review, at the time of submission of the petition for designation. 	<ul style="list-style-type: none"> ○ <u>Significant</u> natural features such as ridge lines, gorges and ravines, or unique geological features (including limestone outcrops) ○ <u>Prime</u> forested areas, including mature stands of native species • Less than one (1) square mile in area. • Identified in local or county master plans, state functional plans, environmental resource inventories, or other <u>planning</u> documents. • Protected by federal or state regulations, local ordinance, public ownership or deed restriction, if applicable. • Not currently under regulatory review, at the time of submission of the petition for designation.
213	The State Plan Policy Map	Addition	N/A	<p><u>Historical and Cultural Sites (HCS)</u></p> <p><u>There are a number of landscapes of historic, aesthetic, or cultural significance of varying sizes across the State. Designating a site as an HCS identifies that site as having local, regional, or statewide significance and that its protection and enhancement are of primary importance. HCSs can be located in any Planning Area, and are shown on the State Plan Policy Map as an overlay.</u></p>

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				<p><u>Intent</u></p> <p><u>An intent of the State Plan is to fulfill the goal of preserving and enhancing areas with historic, cultural, scenic, open space, and recreational values through:</u></p> <ul style="list-style-type: none"> • <u>Recognizing the need for strategic investment decision designed to protect and enhance rather than adversely impact these resources; and</u> • <u>Applying statewide policies, including but not limited to, those specifically relating to historic, cultural, and scenic resources.</u> <p><u>Guiding Criteria</u></p> <p><u>The State Plan Policy map provides for the designation and mapping of Historical and Cultural Sites (HCS). The purpose of this designation is specifically to provide direction for protection and enhancement of historical and cultural resources.</u></p> <ul style="list-style-type: none"> • <u>Contains one (1) or more of the following features:</u> <ul style="list-style-type: none"> ○ <u>Greenways and trails</u> ○ <u>Dedicated open space and parks</u> ○ <u>Historic sites and districts</u> ○ <u>Archeological sites</u> ○ <u>Scenic vistas and corridors</u> ○ <u>Natural landscapes of exceptional aesthetic or cultural value</u> • <u>Identified in local or county master plans, state functional plans, or other planning documents.</u> • <u>Protected by federal or state regulation, local ordinances, public ownership or deed restriction, if applicable.</u>

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				<u>Not currently under regulatory review, at the time of submission of the petition for designation.</u>
214	The State Plan Policy Map	Addition	The State Plan Policy Map depicts Open Space to include an array of publicly dedicated lands which contribute to the attainment of this goal.	The State Plan Policy Map depicts Open Space to include an array of <u>privately owned and</u> publicly dedicated lands which contribute to the attainment of this goal.
215	The State Plan Policy Map	Removal	Open Space as shown on the map differs from Planning Areas because the data or information is derived from several publicly available data sets, such as the U.S. Fish and Wildlife Service Real Estate Interest data layer, the New Jersey Farmland Preservation Program (NJFPP) dataset, and the New Jersey Open Space data set.	Open Space as shown on the map differs from Planning Areas because the data or information is derived from several publicly available data sets, such as the U.S. Fish and Wildlife Service Real Estate Interest data layer, and the New Jersey Open Space data set.
216	The State Plan Policy Map	Addition	N/A	<p><u>PRESERVED FARMLAND</u></p> <p><u>Another important goal of the State Plan is to preserve the State's agricultural lands and maintain the viability of the agricultural industry. The State Plan Policy map depicts farmland that has been permanently preserved via State, county, municipal, and non-profit-actions. Preserved farmland displayed on the map highlights the success of the farmland preservation goal and can help guide future preservation efforts to create critical masses of agricultural activity to ensure the viability of future farming operations. Preserved farmland as shown on the map differs from Planning Areas because the data or information is derived from serval publicly available datasets, including but not limited to the New Jersey Farmland Preservation Program (NJFPP) dataset, as well as county and municipal preserved farm datasets.</u></p> <p><u>Intent</u></p> <p><u>The intention of the State Plan for Preserved Farmland is to:</u></p>

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				<ul style="list-style-type: none"> • <u>protect the retention of agricultural resources;</u> • <u>promote and enhance the agricultural economy and support of associated facilities;</u> • <u>protect natural water resources, and help maintain scenic landscapes; and</u> • <u>incentivize the connection of these areas to create a system of preserved agricultural lands.</u>
217	The State Plan Policy Map	Addition and Removal	The only land in New Jersey that is located outside the Pinelands and designated as a Military Installation is the Picatinny Arsenal in Morris County.	<u>The State Plan recognizes that there are many military installations located throughout New Jersey. These facilities not only contribute to national defense, but also to the State's economy.</u>
218	The State Plan Policy Map	Addition	N/A	<p><u>The State Plan will promote compatible land uses, and maintain and strengthen the local economies surrounding these installations. The State Plan will support efforts to resolve potential future land use conflicts between the public and the military in order to address safety and security concerns.</u></p> <p><u>The State Plan Policy Map will recognize military installations within its jurisdiction, such as but not limited to Picatinny Arsenal and Naval Weapons Stations Earle.</u></p>
219	The State Plan Policy Map	Addition and Removal	These lands are not subject to the State Plan because they are under Federal jurisdiction. If these areas are removed from Federal jurisdiction, the Policy Map should be amended to identify the appropriate Planning Areas for this site.	<u>If these lands no longer serve as military installations,</u> the State Plan Policy Map <u>will</u> be amended to identify the appropriate Planning Areas for these sites.
220	The State Plan Policy Map	Addition and Removal	Centers are planned and designated to accommodate growth in New Jersey through a variety of land uses and to protect the environs. It is critical that they are located in areas with appropriate infrastructure and capacity to accommodate desired growth.	<u>Centers are compact forms of mixed-use development. While they may vary in size, character, and integration within a regional context, all centers play a critical role in New Jersey's future. This is because centers are planned and designated so as to accommodate a greater intensity of growth</u>

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			<p>Neighborhoods in a Center may contain predominantly residential, non-residential, or mixed-use development. There are no clear rules on what uses should or should not be located or contained in a Center. Generally clear performance standards are the best approach to combining uses. A key concept when combining uses is to combine the uses that produce the greatest synergies and maximize interaction between them. An eclectic environment where different uses are mutually supportive offers the greatest interest to its users and can keep them endlessly engaged. The neighborhood provides a focus for transit service and may offer neighborhood-oriented retail uses and services along with employment, civic uses, and recreational open space.</p> <p>Provide at least one (1), centrally located, easily accessible, and well-designed public space in each Center. This public space creates a focal point for the community which addresses more limited or neighborhood needs and other, smaller public and semi-public spaces. Public spaces should be designed for flexible use and contain moveable street furniture to easily accommodate a variety of uses and activities, including pop-up uses.</p> <p>Each Center type has specific designation criteria (see Table, Criteria for Center Designation/Planning for the Year 2050), which establishes certain basic thresholds for land area, population, employment, and density. These criteria are intended to be applied flexibly. By way of example, population fluctuations in seasonal communities should be considered, as well as disparities between daytime and nighttime populations. Designation criteria should reflect projected conditions in the Center through the year 2050. Centers should be identified and</p>	<p><u>and development, and to thereby protect the surrounding environs from overdevelopment. It is critical that they are located in areas with adequate infrastructure and capacity for the desired land uses.</u></p> <p><u>The most successful Centers are comprised of uses that are diverse and mutually supportive. This is achieved by providing a well-balanced mix of market rate and affordable residential options, as well as, retail, office, cultural, civic and recreational uses. Centers should be either served by public transit or accommodative of its future implementation.</u></p> <p><u>Centers should include parks, plazas, or other public spaces. These may include spaces for active or passive recreation, public events, or greenery.</u></p> <p><u>Each Center contains Neighborhoods, and each Neighborhood may contain predominately residential or mixed-use development. Neighborhoods are the fundamental units of urban human settlement. The most successful Neighborhoods are walkable, feature a mix of uses and housing options, and provide the basic amenities of daily life.</u></p> <p><u>Each Center type has specific designation criteria (see Table, Criteria for Center Designation/Planning for the Year 2050). These criteria are intended to provide general guidance, and are not inflexible standards. Designation criteria should reflect projected conditions in the Center through the year 2050. Centers should be identified and designated based on system capacities, existing land use patterns, and desirable future development</u></p>

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			<p>designated based on system capacity, existing land use patterns, and desirable future development and redevelopment patterns. Counties, regional agencies, and utility providers should analyze the capacities of infrastructure, natural resources, and social and economic considerations to identify the most appropriate locations, numbers, and sizes of Centers necessary to accommodate projected population and employment growth through 2050.</p> <p>Centers should contain sufficient land to support their anticipated growth for the short and long terms and through 2050. These land areas should include appropriate types of land area to accommodate projected growth, new or expanded capital facilities, and affordable housing allocations, without constraining the market or allowing monopoly pricing. Land can include undeveloped areas and previously developed parcels that can be redeveloped by reimagining land use character.</p> <p>Although Centers are the preferred vehicle for growth, some existing Centers are currently unsewered. These types of Centers include Hamlets, Villages, and Towns. These Centers will need to find cost effective and appropriately scaled solutions to provide wastewater treatment capacity in order to develop or redevelop.</p>	<p><u>and redevelopment patterns. Counties, regional agencies, and utility providers should analyze the capacities of infrastructure, natural resources, and social and economic considerations to identify the most appropriate locations, numbers, and sizes of Centers necessary to accommodate projected population and employment growth through 2050.</u></p> <p>Centers should contain sufficient land to support their anticipated growth for the short and long terms and through 2050. These land areas should include appropriate types of land area to accommodate projected growth, new or expanded capital facilities, and affordable housing allocations, without constraining the market or allowing monopoly pricing. Land can include undeveloped areas and previously developed parcels that can be redeveloped by reimagining land use character.</p> <p><u>Coordinated planning for Centers should be established through inter-local agreements between counties or other regional entities, especially for purposes of water quality, water supply, air quality, and transportation. Smaller Centers, such as Hamlets and Villages (see below), may not be served by centralized wastewater collection and treatment systems. These Centers will need to find cost-effective and appropriately scaled solutions to provide wastewater treatment capacity in order to develop or redevelop.</u></p> <p><u>A list of all identifies centers will be maintained by, and is available upon request from, the Office of Planning Advocacy.</u></p>
221	The State Plan Policy Map	Addition	N/A	<u>The State Plan establishes a hierarchy of five (5) types of Centers, each with specific</u>

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				<u>designation criteria and growth management strategies. These places are likely to experience some degree of growth, from intense urbanization to moderate change that preserves the local character. Centers should align with regional or sub-regional strategic planning initiatives, developed cooperatively between the private sector and municipal and county governments. State agencies, including the Office of Planning Advocacy, can provide technical assistance in carrying out strategic planning efforts.</u>
222	The State Plan Policy Map	Addition and Removal	Village: Compact places that have limited residential , public facilities, consumer services, community activities, and often a central public space.	Village: Compact places that have <u>a</u> limited <u>number of residences</u> , public facilities, consumer services, <u>and</u> community activities. <u>They</u> often <u>contain</u> a central public space.
223	The State Plan Policy Map	Addition	Hamlet: Small-scale, compact places that are organized around residential and a community focal point, such as a house of worship, eatery, small parks, or a civic building.	Hamlet: Small-scale, compact places that are organized around residential <u>uses</u> and a community focal point, such as a house of worship, eatery, small parks, or a civic building.
224	The State Plan Policy Map	Addition and Removal		[Reformatted Table: CRITERIA FOR CENTER DESIGNATION/PLANNING FOR THE YEAR 2025]
225	The State Plan Policy Map	Removal	The State Plan establishes a hierarchy of five (5) types of Centers, each with specific designation criteria and growth management strategies. These places are likely to experience growth. Centers should align with regional or sub-regional strategic planning initiatives, developed cooperatively between the private sector and municipal and county governments. State agencies, including the Office of Planning Advocacy, can provide technical assistance in carrying out strategic planning efforts.	N/A
226	The State Plan Policy Map	Addition	N/A	<u>The purpose of Plan Endorsement is to increase the degree of consistency among municipal, county, regional, and other state agency plans, and the State Plan, and to facilitate the implementation of these plans.</u>

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				<p><u>The State Plan outlines six objectives that derive from this purpose:</u></p> <ol style="list-style-type: none"> <u>1. To encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;</u> <u>2. To encourage counties and municipalities to plan on a regular basis while reorganizing the fundamental role of the municipal master plan and development regulations;</u> <u>3. To consider the entire municipality, including Centers, Cores, Nodes, and Environs, within the context of regional systems;</u> <u>4. To provide an opportunity for all government entities and the public to discuss and resolve common planning issues;</u> <u>5. To provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county, and regional plans that meet statewide objectives; and</u> <u>6. To learn new planning approaches and techniques from municipal, county, and regional governments for dissemination throughout the state and possible incorporation into the State Plan.</u>
227	The State Plan Policy Map	Addition and Removal	<p>During this process, the municipality is required to hold multiple community visioning sessions that maintains a constant dialogue between the neighborhood and stakeholders. The State Planning Commission reviews municipal or regional Plan Endorsement petitions for approval for Centers and Nodes that are added or amended on the State Plan Policy Map once approved.</p>	<p>During this process <u>the State Planning Commission reviews municipal or regional Plan Endorsement petitions for approval for Centers, Cores, and Nodes that are added or amended on the State Plan Policy Map once approved. The Office of State Planning should conduct periodic reviews of the State Planning Rules to ensure better alignment with current policies and goals of the State Plan. Updates to the rules should focus on streamlining the</u></p>

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				<u>municipal and regional Plan Endorsement petition process, reducing unnecessary complexity, and facilitating more efficient and equitable participation across jurisdictions.</u>
228	The State Plan Policy Map	Addition and Removal	Center Boundaries are delineated to reflect , where possible, physical features such as streets, streams, or areas with Steep Slopes , or changes in the character of the built environment.	Center Boundaries are delineated to <u>follow</u> , where possible, physical features such as streets, streams, or areas with steep <u>slopes</u> , or changes in the character of the built environment.
229	The State Plan Policy Map	Addition and Removal	Center Boundaries can also be marked by greenbelts – large tracts of undeveloped or sparsely developed open space, including areas under cultivation , areas maintained in a natural state, parks or school playgrounds, and areas with low intensity uses such as golf courses or cemeteries.	Center Boundaries can be marked by greenbelts — large tracts of undeveloped or sparsely developed open space, areas maintained in a natural state, parks or school playgrounds, and areas with low intensity uses, such as golf courses or cemeteries.
230	The State Plan Policy Map	Addition and Removal	Greenbelts can be permanent, or function as a land banking tool for future growth. Center Boundaries can also be marked by “bluebelts,” such as rivers, lakes, or the ocean .	Greenbelts can be permanent, or function as a land banking tool for future growth. Center Boundaries can also be marked by “bluebelts,” such as rivers, lakes, or <u>other bodies of water</u> .
231	The State Plan Policy Map	Addition	Nodes and Environs	<u>Cores</u> , Nodes, and Environs
232	The State Plan Policy Map	Addition	N/A	<p><u>Cores</u></p> <p><u>Cores are the downtowns and major neighborhood commercial concentrations of our traditional communities. They are generally characterized by their greater intensity and complexity. In most cases, buildings are multi-story and mixed-use, internal trips are on foot or by transit, parking is shared, surfaces are impervious, open space is public, and housing is multi-family. Cores shall only be mapped within centers.</u></p> <p><u>The Core is the commercial, cultural and civic heart of the Center. It should be a bustling place which provides a dynamic setting for human interaction. Activities which generate the most pedestrian traffic, such as</u></p>

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				<p><u>restaurants, retail, and services, should be focused in the Core.</u></p> <p><u>Cores can take a variety of physical forms, but two are the most important. The traditional Core is linear – the “Main Street” model. Is it organized along one or both sides of a commercial street, and may be extend into sections of one or more streets. In smaller Centers, the Main Street should be limited in length to 1,500 feet, a comfortable walking distance. A second model is the concentrated core, comprising one or more square blocks. It is more compact of less linear, for example, organized around a green or public square. A pedestrian-oriented neighborhood or community shopping center can constitute a contemporary manifestation of this type of core. There are no fixed rule for Core design, and many hybrid forms exist, including combinations of linear and concentrated Cores. Village Cores are considerably smaller, and may be constituted by no more than a handful of civic and commercial buildings around a public space, and supported by higher density housing. Hamlet Cores are more in the nature of a community focal point, and are more likely to contain civic uses than commercial uses.</u></p> <p><u>[Table: CORE PLANNING GUIDELINES]</u></p>
233	Implementation	Addition and Removal	Successful implementation of the State Plan will result in New Jersey’s sustainable prosperity and is about promoting smart growth initiatives, becoming resilient to climate impacts, and preserving sensitive landscapes.	Successful implementation of the State Plan will result in New Jersey’s <u>sustained</u> prosperity and is about promoting smart growth initiatives, becoming resilient to climate impacts, and preserving sensitive landscapes.
234	Implementation	Addition	N/A	<u>By all levels of government working together, resources can be focused on efforts to support new investment and revitalization efforts to implement center-based</u>

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				<u>development patterns in the urban, suburban, and rural areas of the state, while at the same time preserving the resources that make New Jersey the Garden State.</u>
235	Implementation	Addition	Comprehensive planning means making the right decisions for the health, safety, and well-being of future generations.	Comprehensive planning means making the right decisions for the health, safety, and well-being of <u>both current and</u> future generations.
236	Implementation	Addition	This State Development and Redevelopment Plan sets forth goals, strategies, and priorities that balance all State policies.	This State Development and Redevelopment Plan sets forth goals, strategies, and priorities that <u>shall serve to</u> balance all State policies.
237	Implementation	Addition	There are hard choices here, but consideration is always given to a comprehensive plan that addresses prosperity, equality, and resilience for all residents of New Jersey.	There are hard choices here, but consideration is always given to a comprehensive <u>planning process</u> that addresses prosperity, equality, and resilience for all residents of New Jersey.
238	Implementation	Addition	N/A	<u>The State Planning Commission, together with state agency partners, is responsible for developing guidance documents and providing technical assistance to support the implementation of the State Plan.</u>
239	Implementation	Removal	Planning continues to evolve by developing science-driven disciplines.	N/A
240	Implementation	Addition and Removal	Each state agency has responsibilities (and the larger and more complex agencies have multiple responsibilities), which are often at odds with each other.	Each state agency has <u>a legally codified set of</u> responsibilities, <u>some of</u> which <u>may be</u> <u>operatively contradictory when implemented without consideration of their interrelatedness.</u>
241	Implementation	Removal	The State Plan provides a framework for state agencies to begin working as a cooperative, well-disciplined team.	N/A
242	Implementation	Addition and Removal	State agencies, currently and continuously, should undertake a meticulous review of their regulatory and non-regulatory programs and practices to systematically root out the inconsistencies and reconcile them with the goals, strategies, and priorities of the State Plan.	State agencies, currently and continuously, should undertake a meticulous <u>internal</u> review of their regulatory and non-regulatory programs and practices to systematically root out inconsistencies and reconcile them with the goals, strategies, and priorities of the State Plan.
243	Implementation	Addition	N/A	<u>This State Plan also calls for a new paradigm of cooperation between state agencies. Just as each agency has a duty to optimize its own operations, so too, should each agency earnestly apply itself to the ideal of harmony with other agencies-removing administrative</u>

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				<p><u>“silos” wherever they may be. Representatives of each department should meet more regularly and maintain continuous dialogue to ensure that their own plans are in alignment with the State Plan and with each other. Project-based efforts should also be coordinated whenever possible, especially in regards to infrastructure investments and hazard mitigation.</u></p> <p><u>The benefits of regular, productive collaboration among state agencies are multifarious. From a purely operational perspective, efficiency will be enhanced through practices, such as the sharing of data and the coordination of public education/engagement initiatives. Referrals of inquiries and subsequent responses can be expedited. Funding sources can be combined for maximal impact. And partnership opportunities between state agencies and other entities can be more easily identified and pursued.</u></p>
244	Implementation	Removal	The permitting of developments that facilitate growth in inappropriate locations should be granted only for public health reasons; funding of inappropriate projects that don't decisively address resilience and equity should be extremely limited.	N/A
245	Implementation	Addition	N/A	<u>The augmentation of internal and interagency efficiency should be focused on streamlining and simplifying agency permit application review and approval procedures, to the greatest extent possible while still upholding the goals and objectives of the State Plan.</u>
246	Implementation	Addition	N/A	<u>And where the region is the most appropriate scale for planning, such as watershed management or corridor based planning, state agencies should step in to assist and facilitate as needed.</u>

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247	Implementation	Removal	Counties and municipalities may not be able to carry out sizable effective planning undertakings. They are also burdened by a myriad of state regulations and a bewildering set of legislative stipulations and requirements concerning land use, which while well intentioned, often produce inferior planning outcomes.	N/A
248	Implementation	Addition and Removal	Resources for long-term planning and implementation are lacking and should be considered as much of a priority as the daily management of a municipality and/or county.	<u>The provision of additional</u> resources for long-term planning and implementation should be considered <u>by all levels of government.</u>
249	Implementation	Removal	Attention should be placed on the cost of inaction.	N/A
250	Implementation	Addition and Removal	Counties can assist their municipalities in practicing sound planning principles by fostering public understanding of community planning, convening sessions, and mediating land use issues , and environmental issues.	<u>Going forward, state agencies</u> can assist <u>such counties and</u> municipalities in practicing sound planning principles by fostering public understanding of community planning, convening sessions, and mediating land use, and environmental issues
251	Implementation	Removal	Municipal planning in New Jersey is outdated. Many local governments lack resources to handle planning related procedures. Regional considerations should adhere to the goals outlined in the State Plan, which should be considered as the framework for decision-making. Regional considerations (regional master planning) help address inequitable municipal planning capabilities.	N/A
252	Implementation	Addition	Local land use and planning decisions are more likely to be aligned with the State Plan's goals, strategies, and policies when provided assistance and incentives.	Local land use and planning decisions are more likely to be aligned with the State Plan's goals, strategies, and policies when <u>local governments are</u> provided assistance and incentives.
253	Implementation	Addition and Removal	Each municipality seeks to increase property values and ratables while providing a safe and healthy quality of life and keeping municipal costs down.	Each municipality seeks to increase property values and ratables, while <u>also</u> providing a safe and healthy <u>environment</u> and keeping municipal costs down.
254	Implementation	Addition	N/A	<u>Furthermore, the Office of Planning Advocacy can offer assistance to local governments engaged in planning that is consistent with the goals and objectives of the State Plan. In addition to coordinating the Plan Endorsement</u>

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				<u>process, the Office of Planning Advocacy has, and will continue to develop official guidance documents, promulgate best practice case studies, and provide technical assistance pertaining to specific land use challenges.</u>
255	Implementation	Removal	Currently, these statutes do not effectively address the issues that New Jersey faces today.	N/A
256	Implementation	Addition	N/A	<u>Just as well, those laws, regulations, and guidance documents which govern the process of the State Plan adoption and effectuation should be regularly reviewed and updated to enhance their clarity, consistency, and performance. This includes the State Planning Act (N.J.S.A. 52:18A-196 et seq.), the State Planning Rules (N.J.A.C 15:30), and any official manuals produced and disseminated by the Office of Planning Advocacy. The procedures pertaining to the Cross Acceptance and Plan Endorsement processes, for example, would be much improved by measure designed to decrease the burden upon, and articulate tangible benefits for, participating jurisdictions.</u>
257	Implementation	Addition and Removal	With strong State leadership and continued work with the Special Resource Areas, Watershed Planning , Metropolitan Planning Organizations, and other regional entities, land use planning in New Jersey can champion and implement progressive ideals that will have positive impacts on the prosperity and quality of life in New Jersey.	With strong State leadership and continued work with <u>professional associations, advocacy groups</u> , Metropolitan Planning Organizations, and other regional entities, land use planning in New Jersey can champion and implement <u>the core concepts of good planning</u> that will have positive impacts on the prosperity and quality of life in New Jersey and beyond .
258	Implementation	Addition and Removal	The State Development and Redevelopment Plan provides the framework for all levels of government to capitalize on New Jersey's strengths and meet New Jersey's challenges.	<u>Time has shown the efficacy and positive impact of statewide planning, in general, and of the State Plan in particular. Its intention is to build upon lessons learned from past successes, and, optimally, to serve as a model of good planning for all jurisdictions.</u>
259	Implementation	Addition and Removal	This approach should become the standard by which other states are measured.	This approach <u>can serve as a model for</u> other states to follow .

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260	Glossary	Addition	N/A	<u>Accessory Dwelling or Accessory Dwelling Unit or ADU means a dwelling unit either attached to a single-family principal dwelling or located on the same lot and having an independent means of access.</u>
261	Glossary	Addition	N/A	<u>Aging in Place means living in one's own home and/or community safely, independently, and comfortably over time.</u>
262	Glossary	Addition and Removal	Agricultural Development means development that is directly related to agriculture and occurs on a parcel of land where agriculture occurs, including dwellings for individuals and associated households actively engaged in agriculture on the site.	Agricultural Development means <u>construction for the purposes of supporting common agricultural activities, including, but not limited: production, harvesting, storage, grading, packing, processing, and the wholesale and retail marketing of crops, plants, animals, and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control disposal of farm waste, irrigation, drainage and water management, and grazing.</u> <u>Agricultural Development includes housing units, and appurtenant uses, constructed for an agricultural purposes and occupied by a person regularly engaged in common farmsite activities.</u>
263	Glossary	Addition and Removal	Agricultural Management Practices means those farm relating techniques recommended by the State Agriculture Development Committee, and include but are not limited to practices for the following purposes:	Agricultural Management Practices means those farm <u>related activities</u> recommended by the State Agriculture Development Committee <u>and adopted pursuant to the Administrative Procedures Act</u> , and include but are not limited to practices for the following purposes:
264	Glossary	Addition and Removal	Agriculture means farming in all its branches including: 1. the cultivation and tillage of the soil; 2. the production, cultivation, growing, and harvesting of any agricultural, viticultural or horticultural commodities; 3. the raising and/or the breeding of livestock including but not limited to dairy and beef cattle,	Agriculture means <u>the use of the premises for agriculture or horticultural activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control,</u>

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			<p>sheep, goats, fur-bearing animals, companion animals, poultry and swine;</p> <p>4. the breeding, boarding, raising or training of equine;</p> <p>5. the commercial harvesting, production and processing of fish and shellfish, including aquaculture and marine production;</p> <p>6. the commercial production of bees and apiary products;</p> <p>7. the production of nursery, sod, floriculture and forest products; and</p> <p>8. the harvesting, storage, grading, packaging, processing, distribution, and sale of such commodities where such activities occur at the point of production.</p>	<p><u>disposal of farm waste, irrigation, drainage and water management, and grazing.</u></p>
265	Glossary	Addition	N/A	<p><u>Circular Economy means an economic system that minimizes waste and pollution by designing for efficiency, keeping products and materials in use, and regenerating natural systems.</u></p>
266	Glossary	Addition	N/A	<p><u>Clean Energy means solar power, onshore and offshore wind, electric battery storage, fuel-cell-based storage, carbon capture technologies, non-combustion waste-to-energy technologies, wave energy, water use minimization technologies, carbon-reducing materials, nuclear energy, heat pumps and geothermal, run of river hydroelectric, and other innovative recycling technologies and processes that produce little to no emissions or greenhouse gases. Clean energy also includes firms that manufacture either finished or interim advanced technologies or components. Excluded from the industry are: distribution or transmission utilities, conventional landfill operations, combustion-based waste-to-energy projects, and natural gas projects.</u></p>
267	Glossary	Addition and Removal	<p>5. The Hackensack Meadowlands District as defined by N.J.S.A. 5:10A-5.</p>	<p>5. The Hackensack Meadowlands District as defined by <u>N.J.S.A. 13:17-4.</u></p>

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268	Glossary	Addition and Removal	<p>Critical Habitat means areas that are critical to maintaining New Jersey’s Biodiversity, including those containing:</p> <ol style="list-style-type: none"> 1. habitats of Endangered or Threatened Species of plant or animals, as determined by the New Jersey Department of Environmental Protection (DEP) and the U.S. Environmental Protection Agency; 2. Pristine Waters designated by DEP as Category 4 Waters and their watersheds within and above their pristine water segment, and Trout Production and Trout Maintenance waters and their Watersheds, as designated by DEP (N.J.A.C. 7:9 et seq.); 3. coastal and freshwater wetlands as defined by DEP (N.J.A.C. 7:7A-1.4 and N.J.A.C. 7:7-E-3.27); 4. prime forested areas, including mature stands of native species; 5. ridgelines, gorges and ravines; 6. grasslands; and 7. staging areas for migratory species. 	<p>Critical Habitat means areas that are critical to maintaining New Jersey’s Biodiversity, including those containing:</p> <ol style="list-style-type: none"> 1. habitats of Endangered or Threatened Species of plant or animals, as determined by the New Jersey Department of Environmental Protection (DEP) and the U.S. Environmental Protection Agency; 2. Pristine Waters designated by DEP as Category <u>One</u> Waters and their watersheds within and above their pristine water segment, and Trout Production and Trout Maintenance waters and their Watersheds, as designated by DEP (N.J.A.C. 7:9<u>B-1.1</u> et seq.); 3. coastal and freshwater wetlands as defined by DEP (N.J.A.C. 7:7A-1.<u>34</u> and N.J.A.C. 7:7-<u>1.5</u>); 4. prime forested areas, including mature stands of native species; 5. ridgelines, gorges and ravines; 6. grasslands; and 7. staging areas for migratory species.
269	Glossary	Addition	N/A	<u>Embodied Carbon means the greenhouse gas emissions associated with the production (the extraction, transport, and manufacturing) stages of a product’s life.</u>
270	Glossary	Addition and Removal	Energy Master Plan means a strategic vision for the production, distribution, consumption, and conservation of energy in the State of New Jersey pursuant to Executive Order No. 28 . The state’s energy policy reflects the full scope of New Jersey’s current and future energy sector.	Energy Master Plan means a strategic vision for the production, distribution, consumption, and conservation of energy in the State of New Jersey pursuant to <u>N.J.S.A. 52:27F-14</u> . The state’s energy policy reflects the full scope of New Jersey’s current and future energy sector.
271	Glossary	Addition	N/A	<u>Environmentally Benign means activities and materials that have a minimal or no harmful impact on natural ecosystems or ecological processes, and promote sustainability.</u>
272	Glossary	Addition and Removal	Farmland Preservation Program means a voluntary program as defined in the Agriculture Retention and Development Act (N.J.S.A. 4:24 C-44 et seq.) “which has as its principal purpose the	Farmland Preservation Program means a voluntary program as defined in the Agriculture Retention and Development Act (N.J.S.A. 4: <u>1C-11 et seq.</u>) “which has as its principal purpose the

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			long-term preservation of significant masses of reasonably contiguous agricultural land within agricultural development areas and the maintenance and support of increased agricultural production as the first priority of that land," including programs for the purchase of development rights, easements and deed restrictions and programs for financial assistance subject to approval by the State Agriculture Development Committee.	long-term preservation of significant masses of reasonably contiguous agricultural land within agricultural development areas and the maintenance and support of increased agricultural production as the first priority <u>use</u> of that land," <u>N.J.S.A. 4:1c-13</u> , including programs for the purchase of development rights, easements and deed restrictions and programs for financial assistance subject to approval by the State Agriculture Development Committee.
273	Glossary	Addition and Removal	Flood-Plain means the channel and the area adjoining the channel of a stream or river which has been or may be covered by flood water.	Flood p lain means the channel and the area adjoining the channel of a stream or river which has been or may be covered by flood water.
274	Glossary	Addition	N/A	<u>Floodprone areas mean land that is susceptible to being inundated by water from any source, such as the overflow of inland or tidal waters or coastal flooding. These areas are regulated by one or more of the following:</u> <ul style="list-style-type: none"> • <u>FEMA Flood Hazard Areas</u> • <u>Coastal Areas Facilities Review Act (CAFRA)</u> • <u>NJ Inland Flood Protection Rule</u> • <u>Any other regulations or standards promulgated/adopted by NJDEP</u>
275	Glossary	Addition and Removal	Fort Monmouth Economic Revitalization Authority (FMERA) means a department under the New Jersey Economic Development Authority created to guide the investment, growth and integration of Fort Monmouth and Tinton Falls, Eatontown and Oceanport.	Fort Monmouth Economic Revitalization Authority (FMERA) means a department <u>staffed by</u> New Jersey Economic Development Authority created to guide the investment, growth and integration of Fort Monmouth and Tinton Falls, Eatontown and Oceanport.
276	Glossary	Addition and Removal	Infill Development or Infill means the Development of new housing or other buildings on scattered vacant sites in a built-up area.	Infill Development or Infill means <u>development of undeveloped or underdeveloped land in an area that is contiguous to and substantially surrounded by developed land.</u>
277	Glossary	Addition and Removal	Licensed Site Remediation Professional (LSRP) means an experienced environmental consultant licensed by the State of New Jersey to perform environmental remediation and guide a person responsible for conducting remediation and	<u>Licensed Site Remediation Professional (LSRP)</u> means an experienced environmental consultant licensed by the State of New Jersey to perform environmental remediation and guide a person responsible for conducting remediation and oversight through the remediation process of

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			oversight through the remediation process of contaminated sites.	contaminated sites, <u>as defined by the Site Remediation Reform Act (SRRA) and the Administrative Requirements for the Remediations of Contaminated Sites.</u>
278	Glossary	Addition and Removal	Licensed Site Remediation Professional (LSRP) program means the program created in the Site Remediation Reform Act (SSRA) , N.J.S.A. 58:10C-1 et seq. The goals of the SSRA are to increase the pace of remediation; reduce the threat of contamination to public health and safety, and the environment; and return underutilized properties to productive use.	Licensed Site Remediation Professional (LSRP) program means the program created in the <u>SRRA</u> , N.J.S.A. 58:10C-1 et seq. The goals of the <u>SRRA</u> are to increase the pace of remediation; reduce the threat of contamination to public health and safety, and the environment; and return underutilized properties to productive use.
279	Glossary	Addition	N/A	<u>Natural Area means an area of land or water, owned in fee simple or held as a conservation easement by NJDEP, which has retained its natural character, although not necessarily completely undisturbed, or has rare or vanishing species of plant and animal life, or has similar features of interest which are worthy of preservation for present and future residents of the State.</u>
280	Glossary	Addition and Removal	Nature-Based means solutions or features that use vegetation, soil, and natural processes to manage stormwater.	Nature-Based means solutions or <u>strategies</u> that use <u>natural features or</u> processes to manage stormwater, <u>protect enhance, or restore shorelines, wetlands, in-water resources, and habitat, and address erosion and flooding.</u> <u>Nature based projects may include a combination of biological and structural measures.</u>
281	Glossary	Addition	N/A	<u>Negative Land Uses means uses that generate undesirable impacts on the surrounding environment and community.</u>
282	Glossary	Removal	Open Space means any parcel or area of Open Land or water essentially unimproved and set aside, dedicated, designated or reserved for the protection of natural resources or farmland ; for public or private use or enjoyment; or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such areas may be improved with	Open Space means any parcel or area of Open Land or water essentially unimproved and set aside, dedicated, designated or reserved for the protection of natural land for public use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such areas may be improved with only those buildings,

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			only those buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.	structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.
283	Glossary	Addition and Removal	<p>Overburdened Communities mean any census block group exposed to higher-than-average levels of environmental and public health stressors initiated by inequitable policies and zoning practices, such as polluting industries, contaminated sites, blighted properties, urban highways, substandard housing stock, and public health pathologies. Also, it lacks the appropriate levels of tree canopy, public open space and other green infrastructure that intensifies climate hazard events (e.g., extreme heat and inundations). The definition of Overburdened Communities partially overlaps with the NJDEP's Environmental Justice program definition focus on municipalities. Census block groups are in accordance with the most recent United States Census and the New Jersey's Environmental Justice Law, N.J.S.A. 13:1D-157, in which:</p> <p>a. at least 35 percent of the households qualify as low income households (at or below twice the poverty threshold as determined by the United States Census Bureau);</p> <p>b. at least 40 percent of the residents identify as minority or as members of a State recognized tribal community; or</p> <p>c. at least 40 percent of the households have limited English proficiency (without an adult that speaks English "very well" according to the United States Census Bureau).</p>	<p>Overburdened Communities <u>are</u> exposed to higher-than-average levels of environmental and public health stressors initiated by inequitable policies and zoning practices, such as polluting industries, contaminated sites, blighted properties, urban highways, substandard housing stock, and public health pathologies. Also, <u>they lack</u> the appropriate levels of tree canopy, public open space and other green infrastructure that intensifies climate hazard events (e.g., extreme heat and inundations). New Jersey's Environmental Justice Law, N.J.S.A. 13:1D-158, <u>defines Overburdened Communities as census blocks, as determined in accordance with the most recent United States Census, in which: (1) at least 35 percent of the households qualify as low-income households; (2) at least 40 percent of the residents identify as minority or as members of a State recognized tribal community; or (3) at least 40 percent of the households have limited English proficiency.</u></p>
284	Glossary	Removal	<p>Pond means a vernal or perennial body of standing water, smaller than a lake and its associated ecosystem. A vernal pond is a type of small, seasonal pond that serves as a valuable</p>	N/A

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			breeding Habitat for certain plant and animal species.	
285	Glossary	Addition and Removal	Regional Agency and Regional Entity means an agency which performs public policy, land development, Infrastructure or Capital Planning for a Region.	Regional Agency and Regional Entity means an agency which performs <u>planning for land development, infrastructure, or capital investment planning for a region.</u>
286	Glossary	Addition	N/A	<u>Restrictive Zoning means zoning practices that favor the provision of single-family detached housing at the exclusion of other housing types.</u>
287	Glossary	Addition and Removal	Solar Ready Warehouses Act means the law at N.J.A.C 52:27D-123.19 – stating that all new buildings greater than 100,000 square feet be “solar-ready” or have up to 40 percent of developable roof space.	Solar Ready Warehouses Act <u>refers to</u> the law at <u>N.J.S.A.</u> 52:27D-123.19 – stating that all new buildings greater than 100,000 square feet be “solar-ready” or have up to 40 percent of developable roof space.
288	Glossary	Addition	N/A	<u>Starter Home means an affordable home that serves as an entry point into homeownership for people entering the housing market. These homes are typically condos, townhouses, or stand-alone structures that often have limited space and few bedrooms. These homes often are no larger than 1,500 square feet in size.</u>
289	Glossary	Addition and Removal	State Agricultural Development Committee (SADC) means a committee established pursuant to the Farmland Retention and Development Act (N.J.S.A. 4:1C-1 et seq.) to aid in the coordination of state policies which affect the agricultural industry and to promote the interests of productive agriculture and farmland retention.	State Agricultural Development Committee (SADC) means <u>the</u> committee established pursuant to the <u>Right to Farm Act</u> (N.J.S.A. 4:1C-1 et seq.) to <u>lead in the preservation of New Jersey’s farmland and promote innovative approaches to maintaining the viability of agriculture within the State.</u>
290	Glossary	Addition	N/A	<u>Upzoning or increased residential density means the process of changing or reforming zoning laws to allow for higher-density development.</u>
291	Glossary	Addition	N/A	<u>Urban Enterprise Zone Program means the program that was created to revitalize designated urban communities and stimulate their growth by encouraging businesses to develop and create private sector jobs through</u>

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				<u>public and private investment in the designated zones.</u>
292	Appendices	Removal	<p>Smart Growth Explorer Tool</p> <p>The NJ Smart Growth Explorer (Explorer), developed by the NJ Map team in Rowan University's Geospatial Research Lab and the Office of Planning Advocacy (OPA) provides a digitally accessible visualization for all NJ residents and decision makers to understand factors of development, redevelopment, and environmental sensitivity across New Jersey's municipalities. It is intended to support sound planning in a logical pattern that minimizes detrimental impacts & fosters sustainable growth.</p> <p>Within the Explorer is a protocol that catalogs factors that inform Re/development as well as Environmental Conditions & Climate Adaptation. There are three models available:</p> <p>1. Re/development Model 2. Environmental & Flooding Hazards Model 3. Combined Suitability Model</p> <p>Each model shows factors that collectively illuminate where concentrations exist while also allowing users to explore each component individually or with respect to other self-selected factors. Each component layer has a three digit code to keep track of factors in relationship to the protocol.</p> <p>The model converts vector data layers to raster format in order to facilitate summation calculations. Re/development factors were assigned a point value to facilitate a summative overlay process. Environmental and Flooding Hazards factors were also weighted and summed with the point value assigned to represent the level of environmental sensitivity and vulnerability</p>	N/A

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			<p>of each factor. Heavier weights typically indicate stronger regulation or significance while lower weights may vary but when taken cumulatively, the effect is to understand the conditions of a given area. The weight of a given factor was determined through a collaborative process of consultant feedback during the time of development.</p> <p>The grid versions of the suitability layers were summed within the Map Calculator. The Re/development Environmental and Flood Hazards category includes factors that potentially decrease your overall score while Re/development factors increase your overall score. The Re/development factor summation and the Environmental and Flooding Hazards factor summation were calculated independently to provide sub models. The Environmental and Flood Hazards Model was then subtracted from the Re/development Model summation to provide the Combined Suitability Model output.</p> <p>The Smart Growth Explorer is not part of the official State Plan Policy Map. Factors reflected in the protocol and map are derived from the best available authoritative data sources at the time of modeling and may change over time as determined by the State Planning Commission. The Smart Growth Explorer is to be primarily used to aid New Jersey municipalities in the decision-making process regarding land development and redevelopment for site specific areas. This protocol will be used as an initial screening tool to aid municipalities in understanding whether an area of interest is suitable for development/redevelopment or conservation. The Protocol will also aid in strengthening the criteria evaluated in State Plan Policy Map regarding Planning Area and Center/Node designations.</p>	

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			<p>OPA recognizes that the Smart Growth Explorer does not encompass an exhaustive list of factors. There are many additional factors to consider such as Overburdened Communities exposed to Adverse Cumulative Stressors, NJ Forest Fire Service's Wildfire Threat, etc. Any factors not captured within this protocol should be assessed on a case by case basis. While other indicators may exist, the essence is to support the overall mission of creating tools for better planning outcomes across the state.</p> <p>Please note the Protocol does not consider local zoning. The Protocol does not amend the State Plan Policy Map or any underlying Planning Areas. Municipalities are still required to follow the procedures outlined in the State Planning Rules N.J.A.C 15:30 8.3 regarding any map amendment petition.</p> <p>In areas determined to be suitable for development/redevelopment, the NJ State Development and Redevelopment Plan recommends that development/redevelopment is based on equitable smart growth principles, such as encouraging design that enhances public safety, encourages pedestrian activity, prioritizes redevelopment in lieu of greenfield development, and reduces dependency on the automobile.</p> <p>Other smart growth principles include:</p> <ul style="list-style-type: none"> • Mixed Land Use (residential, commercial, and business) • Diverse housing stock (including affordable housing) • Small commercial pockets that provide necessary services, such as but not limited to, eateries, medical facilities, convenience stores and personal services 	

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			<ul style="list-style-type: none"> • Residential development within .5 miles for pedestrians and 1 mile for other multi-modal transportation • Open Space and recreational parks • Limiting development on lands critical to providing ecosystem services • Compact design that maximizes walkability and minimizes automobile vehicle miles traveled • Buildings that include green design principles, such as green roof, LEED • Equitable, environmentally just development <p>In 2022 the NJ State Planning Commission approved the Distribution Warehousing and Goods Movement Guidelines. This guidance supersedes the Development and Redevelopment Suitability Protocol. It is recommended that municipalities consult this manual for warehouse development.</p> <p>The factors that contribute to the Smart Growth Explorer, their weights, and sources are indicated below.</p>	