



The State Development and Redevelopment Plan (SDRP)

Draft Final State Development Plan Public Hearing

October 14, 2025

About the NJ Business Action Center

Mission

To provide exceptional technical assistance, customer service, resources, and information as advocates and mentors for New Jersey businesses of all sizes, categories, and ethnicities.

Vision

We envision a flourishing business community, in which all stakeholders – entrepreneurs, business owners, business leaders, exporters, municipalities, state agencies, elected officials, and organizations – are able to access the vital resources that ultimately strengthen every aspect of doing business in New Jersey.

About the NJ Business Action Center

Provides free, confidential, reliable assistance

- Office of Business Advocacy – Explore
- Office of Export Promotion – Expand
- Office of Small Business Advocacy – Explain
- Office of Planning Advocacy – Enhance
- Cannabis Training Academy – Educate

Supportive services at every stage of business, regardless of size or industry, provided for thousands of businesses each year

The State Plan



NJ State Planning Act (NJSA 52:18A-196 et seq)

- NJSA 52:18A-200: "The State Development and Redevelopment Plan shall be designed to represent a balance of development and conservation objectives best suited to meet the needs of the State..."
 - Protect the natural resources and qualities of the State...
 - Promote development and redevelopment in a manner consistent with sound planning...
 - Consider input from State, regional, county, and municipal entities...
 - Identify areas for growth, limited growth, agriculture, open space conservation...
 - And more...

What the State Plan is NOT....

The State Plan is not designed to overrule, negate, or interfere with existing plans or regulations in communities, but it is intended to provide guidance and foster collaboration among stakeholders.

State agencies implement the State Plan through their functional plans, investment priorities, and administrative rules, while local governments implement it through their own planning objectives.

Cross Acceptance Process Overview

Concurrent paths/end products

- Draft Preliminary Plan Document
- Impact Assessment
- Infrastructure Needs Assessment
- Draft Final Plan Document
- State Plan Policy Map and Mapping Protocol

Proposed Goals of the New State Plan

2050 Statewide Planning Goals, Priorities, and Strategies

Economic Development: Promote economic growth that benefits all residents of New Jersey

- Government Coordination
- Business Retention and Expansion
- Workforce Development
- Regional Planning

Housing: Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services

- Housing as a catalyst for Economic Development
- Reducing Barriers to Development
- Health and Environment
- Housing and Transportation

Proposed Goals of the New State Plan

2050 Statewide Planning Goals, Priorities, and Strategies

Infrastructure: Economic opportunity through nation leading infrastructure

- Transportation
- Clean Energy

Revitalization and Recentering: Revitalize & recenter the state's underutilized developed areas

- Revitalizing Older Centers
- Recentering Underutilized Developed Areas

Climate Change: Effectively address the adverse impacts of global climate change*

- Decarbonization
- Hazard Mitigation
- Coastal Areas and Riverine Corridors

Proposed Goals of the New State Plan

2050 Statewide Planning Goals, Priorities, and Strategies

Natural and Water Resources: Protect, maintain, and restore the state's natural and water resources and ecosystems

- Habitat Preservation
- Agriculture and Food Production
- Air Quality
- Water Quality

Pollution and Environmental Clean-Up: Protect the environment, prevent and clean up pollution

- Brownfields and Lead
- Waste Management and Recycling

Proposed Goals of the New State Plan

2050 Statewide Planning Goals, Priorities, and Strategies

Historic and Scenic Resources: Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value

- Historic Resources, Cultural Resources, and the Arts
- Open Space and Recreation Resources

Equity: Implement equitable planning practices to promote thriving communities for all New Jerseyans*

- Equity and Environmental Justice

Proposed Goals of the New State Plan

2050 Statewide Planning Goals, Priorities, and Strategies

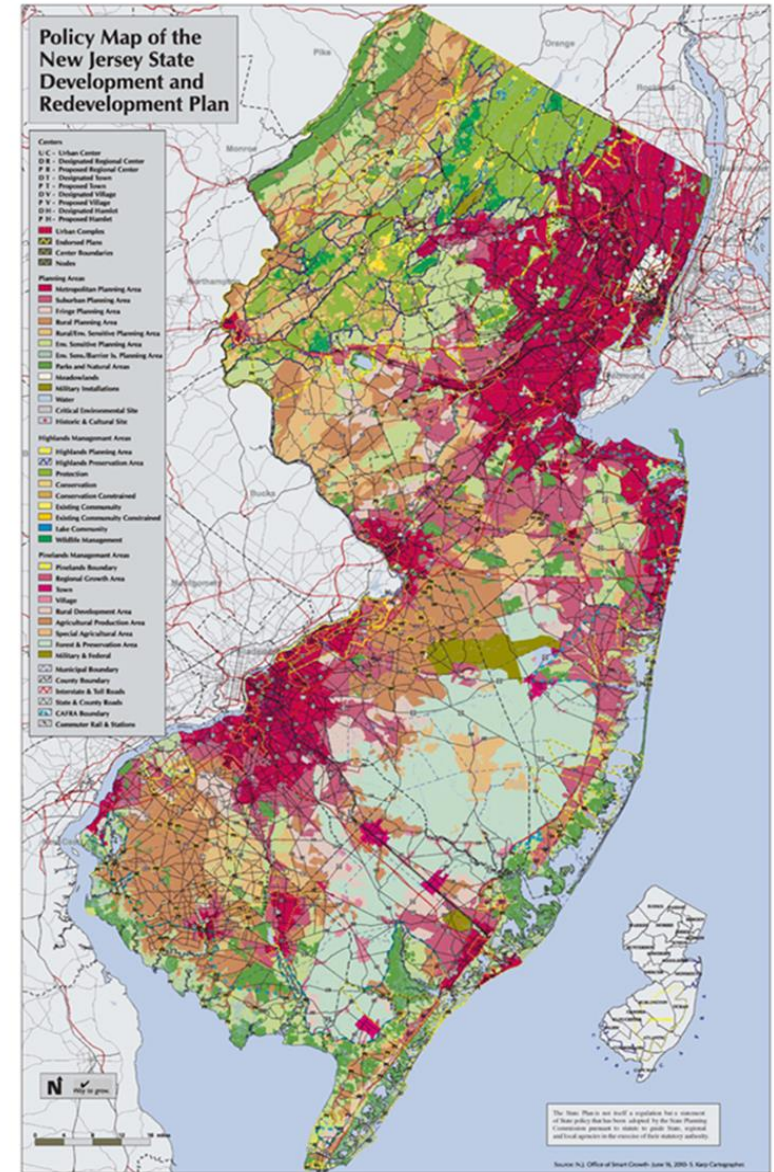
Comprehensive Planning: Foster sound and integrated planning and implementation at all levels statewide

- Comprehensive Planning and Design
- Regional Planning and Areas of Critical Concern
- Pinelands
- Hackensack Meadowlands District
- New Jersey Highlands
- Fort Monmouth Economic Revitalization Authority
- Casino Reinvestment Development Authority

State Plan Policy Map

While the State Planning Act does not address the State Plan Policy Map (SPPM or the Map), the Rules require a map.

- A geographic application of the goals, strategies, and policies of the Plan
- Important in interpreting smart growth areas and areas that need protection
- Historically, the implementation and development of the Map have had challenges.
- No map changes were initiated by the State. Counties and municipalities proposed map changes that will be considered after the adoption of the Final State Development and Redevelopment Plan.



The Cross Acceptance Process

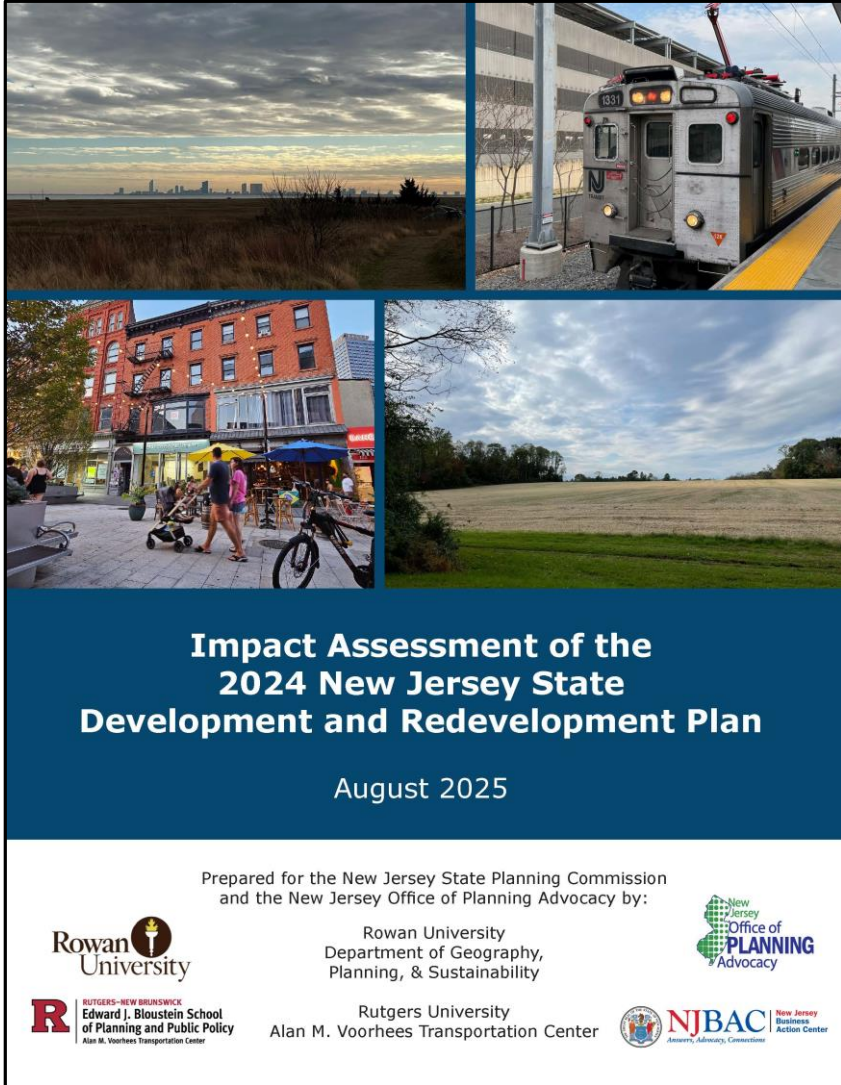
What is Cross Acceptance?

Cross Acceptance is a process of comparing statewide planning policies at all government levels with the purpose of attaining a high level of consistency among municipal, county, regional, and State plans and the State Plan.

Cross Acceptance Phases

- Comparison Phase
 - Public Meetings
 - County Cross Acceptance Responses
- Negotiation Phase
 - Negotiation Sessions
 - Statements of Agreements and Disagreements

Impact Assessment



Methodology – Quantitative Analysis

- Growth in Smart Growth Planning Areas
- Growth in Centers-Based Locations
- Growth in Redevelopment & Renewal Projects
- Compact Growth
- Infrastructure Supported Growth
- Low Environmental Impact Development
- Climate Resilient Growth
- Protection of Open Space and Natural Resources

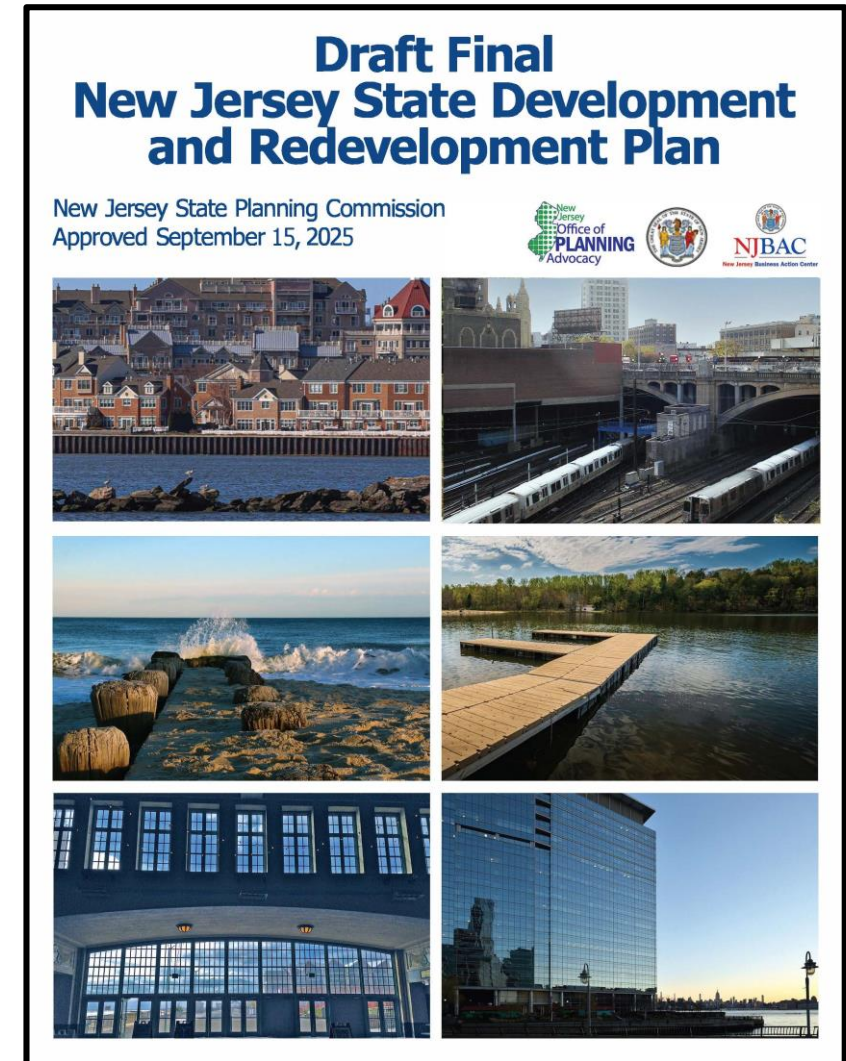
Methodology – Qualitative Analysis

- Economy
- Land Use and Environment
- Climate Change and Resilience
- Equity
- Infrastructure
- Health

Draft Final State Development and Redevelopment Plan

Types of Changes Made to the Plan

- Updates to the State Plan Policy Mapping Criteria
 - Climate Change Policy
 - Center Definition
 - Cores
 - Planning Area Criteria
 - Planning Areas 1B and 2B
 - Mapping of Preserved Land (Open Space and Farmland)
- Special Resource Areas
- “Using This Plan” Section
- Suburban and Rural Planning Strategies
- Addressed most other comments received during Cross Acceptance



Draft Infrastructure Needs Assessment



Methodology

- Capital plans, regulatory frameworks, and agency reports

Future Needs

- Demand forecasts, demographic changes, and trends in asset depreciation

Three-scenario approach for projected Infrastructure Needs

- Steady-State Scenario: \$102 billion
- Moderate Progress Scenario: \$214 billion
- Aspirational Scenario: \$317 billion

Timeline



SDRP Adoption Timeline

January 16, 2024:

OPA issued the formal Notice of Process for Cross Acceptance.

December 4, 2024:

State Planning Commission approves the release of the Preliminary State Development and Redevelopment Plan.

December 6, 2024:

Preliminary State Development and Redevelopment Plan released for public comment. Cross Acceptance commences.

February 12, 2025 to April 16, 2025:

Public Information Meetings held in each County and at the Highlands Council (22 total meetings).

SDRP Adoption Timeline (Continued)

Spring/Summer 2025:

- Cross Acceptance Reports
- "Negotiation Phase"
- State Agency Reports and Responses
- Impact Assessment
- Draft & Final Statements of Agreements and Disagreements (Cross Acceptance ends)

Fall 2025:

- Incorporate results of Cross Acceptance into a Draft Final State Development and Redevelopment Plan
- Release the Draft Final State Development and Redevelopment Plan
- Release the Draft Infrastructure Needs Assessment (INA)
- Hold six (6) Public Hearings (4 virtual and 2 in person)

Winter 2025 and beyond:

- Adopt the final State Development and Redevelopment Plan (& Final INA)
- Implement the State Development and Redevelopment Plan

Public Comments





Draft Final State Development and Redevelopment Plan

<https://www.nj.gov/state/bac/planning/state-plan/development/>

[Draft Final State Plan](#)



[Companion Document](#)



[Submit Comments](#)



You are welcome to share your comments and input by scanning the QR Code above or via email at: stateplan.comments@sos.nj.gov