



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	415
Source:	County Report	Approved by OSG Director	
NE Item No.	15	Preliminary Staff Recommendation:	Agree Conditionally

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

The numbers in the Proposed and the Potential Indicators are important to monitor.

However the housing market and the interest in affordable homes in certain regions should naturally provide adequate housing opportunities and not require large amounts of government involvement.

Preliminary State Plan Section as Currently Proposed:

Goal Six Indicators

p20- "Goal 6: Provide Housing at Reasonable Cost

Proposed Indicators Related to Goal 6...

Other Potential New Indicators..."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

OSG agrees with the County on the importance of the indicator, but disagrees that the market will by itself fairly and efficiently provide affordable housing proximate to job opportunities and services. The Mount Laurel decisions demonstrated this to be the case, and created a system where each municipality is to provide its fair share of affordable housing.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	417
Source:	County Report	Approved by OSG Director	
NE Item No.	17	Preliminary Staff Recommendation:	Agree Conditionally

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

If the State Plan were to consider a broader reorganization of its Goal structure it should consider combining Goal 2 (Conserve the State's Natural Resources) and Goal 4 (Protect the Environment, Prevent and Clean up Pollution).

Goal 2 lists its indicators as:

- Policies on Coastal Resources
- Policies on Water Resources
- Policies on Special Resource Areas
- Policies on Open Lands and Natural Systems

While Goal 4 indicators are:

- Policies on Energy Resources
- Policies on Air Resources
- Policies on Waste Management, Recycling, & Brownfields

By moving policies on brownfields to Goal 1 (Revitalize the State's Cities and Towns), the remaining indicators could be brought together under one goal of Conserving and Protecting the State's Natural Resources and Environment.

Preliminary State Plan Section as Currently Proposed:

OTHER

p22- Section Three: Changes to the Structure of the "Statewide Goals, Strategies and Policies" Section

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

There is a cross-cutting nature between the goals and policies of the State Plan. However, we believe there is value to maintaining a distinction between policies regarding land preservation and those regarding contamination and pollution because they involve different approaches and resources.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	422
Source:	County Report	Approved by OSG Director	
NE Item No.	22	Preliminary Staff Recommendation:	Agree Conditionally

General Topic:

Other

County/NE Proposed Change to State Plan Section:

School Costs as a Land Use Issue

The combination of development pressure from the growth in Atlantic City, the mandate of high density development in Pinelands Regional Growth areas and the regulatory suppression of growth in non-RGA areas creates an unbalanced situation relative to infrastructure costs. This is particularly acute as it pertains to school costs. While the benefits of the preservation of Pinelands open space is statewide; the costs of that preservation fall squarely on the shoulders of the taxpayers in the Pinelands Regional Growth areas. Atlantic County has the highest percentage of regional growth area in the Pinelands and the highest number of mandated units. The state must recognize the need for increased aid for schools for these RGA's. The same goes for all of the increased infrastructure needs within the County.

Preliminary State Plan Section as Currently Proposed:

New Policy: Educational Facility Financing

p26- New Policy: Educational Facility Financing

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The Pinelands Commission and OSG are currently working towards finding solutions to the backlog of residential permits and related infrastructure needs. We acknowledge that there can be a correlation between education costs and land use decisions.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	405
Source:	County Report	Approved by OSG Director	
NE Item No.	5	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Brownfields are often much more expensive to redevelop and the construction process can often cause unwanted impact on traffic and commerce in the area of the brownfield site.

Included in the Percent of Brownfield Sites Redeveloped indicator should be an analysis of the cost of the redevelopment of the brownfield site. The State should monitor the cost benefits of redeveloping some of these areas.

Preliminary State Plan Section as Currently Proposed:

B. Percent of Brownfield Sites Redeveloped (Additional indicator 4)

p15 - Goal 1: Revitalize the State's Cities and Towns

Proposed Indicators Related to Goal 1:

B. Percent of Brownfield Sites Redeveloped"

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

Cleaning up and reusing brownfields is a priority recognized at all levels of government as an essential element of directing growth to appropriate areas.. Brownfields redevelopment will have the same economic, social and environmental impacts that other types of development create. However, unlike greenfield development, brownfields areas typically already have infrastructure to accommodate impacts. Other benefits include the preservation of open space and resolution of contamination issues. The Department of Transportation for example would more likely to invest in transportation projects that support redevelopment. Ultimately, local planning needs to adequately and appropriately address the nature and extent of development on brownfields sites in the same manner that other development is addressed .



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	407
Source:	County Report	Approved by OSG Director	
NE Item No.	7	Preliminary Staff Recommendation:	Agreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

While monitoring mobile sources of green house gas emissions is very important and difficult to determine, the emission of green house gases from industrial and commercial sites is equally important.

Development around these sites, as well as placement of these sites in previously developed area is of concern to residential and commercial planning. If this indicator is not kept it Goal 2 it should be moved to Goal 4, but not dropped.

Preliminary State Plan Section as Currently Proposed:

Eliminate: • Additional Indicator 10 – Green House Gas Emissions.

p17 - "Additional Indicator 10 – Green House Gas Emissions. The only component of green house gas emissions related to the State Plan and land use is mobile sources. Unless work can be done to isolate this component of energy efficiency the indicator should be dropped."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. Assessing the emission of green house gases from different sources will be considered.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	408
Source:	County Report	Approved by OSG Director	
NE Item No.	8	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

The use of individual septic systems is clearly related to the goal of conserving the State's natural resources and systems. Individual septic systems put less pressure on public utilities and municipal and county systems.

Individual systems may be cheaper and more efficient than public system. This State Plan should continue to monitor this to help determine if individual septic systems have a substantial positive or negative impact.

Preliminary State Plan Section as Currently Proposed:

Eliminate: • Additional Indicator 19 – Percent of Development on Individual Septic Systems.

p17- "Additional Indicator 19 – Percent of Development on Individual Septic Systems. This indicator is related to land use, however its implementation is entirely in the purview of the DEP. Therefore it fails to meet selection criteria number 2. However, it could be considered as an indicator for Goal 8, Ensure Integrated Planning, or as an indicator for Implementation section below."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

The State Plan generally supports development and redevelopment in PA1, PA2 and centers. Where development occurs in other planning areas, the decision regarding how to address wastewater disposal and its relationship to land use is complex and will be considered when developing indicators.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	409
Source:	County Report	Approved by OSG Director	
NE Item No.	9	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Certain redevelopment may not be in the best interest of "All Residents of New Jersey" if the redevelopment only benefits a small minority of residents while being paid for by a large majority of residents.

Once again the State Plan should also monitor the cost impact of the development of these sites, especially when largely funded by the State.

Preliminary State Plan Section as Currently Proposed:

B. Percent of Brownfield Sites (or numbers of acres) Redeveloped (Additional indicator 4)

p17- "Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
Proposed Indicators Related to Goal 3:

B. Percent of Brownfield Sites (or numbers of acres) Redeveloped"

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

Cleaning up and reusing brownfields is a priority recognized at all levels of government. As with any other development, brownfields redevelopment may have economic, social and environmental impacts, but unlike greenfield development, brownfields areas typically already have infrastructure to accommodate impacts. Other benefits include the preservation of open space and resolution of contamination issues. The Department of Transportation for example would more likely to invest in transportation projects that support redevelopment.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	413
Source:	County Report	Approved by OSG Director	
NE Item No.	13	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Monitoring this process is key to determining the wide ranging benefits of urban revitalization.

If the renewal in these urban areas is not going according to plan or not providing benefits to the State as a whole, then the amount of public funds to redevelop these areas should be considered for adjustment.

Preliminary State Plan Section as Currently Proposed:

A. Progress in Socio Economic Revitalization for the Urban Aid Municipalities (Key indicator 5)

p19- "Goal 5: Provide Public Services at Reasonable Cost

Proposed Indicators Related to Goal 5:

A. Progress in Socio Economic Revitalization for the Urban Aid Municipalities"

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

The County is in agreement with the proposed indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	414
Source:	County Report	Approved by OSG Director	
NE Item No.	14	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

While promoting public transportation for areas when it is available and reasonable is important, vilifying motor vehicles is illogical because they are, and will continue to be the only efficient mode of transportation in many parts of the state.

Preliminary State Plan Section as Currently Proposed:

B. The degree to which the rate of increase or decrease in Non-Single Occupancy Vehicle (SOV) targets, defined by State Planning Area and New Jersey Transit's Transit Score Area, is attained throughout the State.

p19- "B. The degree to which the rate of increase or decrease in Non-Single Occupancy Vehicle (SOV) targets, defined by State Planning Area and New Jersey Transit's Transit Score Area, is attained throughout the State...

C. Vehicle Miles Traveled Per Capita and Per Household..."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The State Plan does not deny the necessity of accommodating automobile transportation, but also promotes alternatives to an auto dominated development pattern.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	418
Source:	County Report	Approved by OSG Director	
NE Item No.	18	Preliminary Staff Recommendation:	Agreement

General Topic:

InterGovernmental

County/NE Proposed Change to State Plan Section:

This would enable better consistency between the State Plan and other State regulatory agencies (CAFRA, Pinelands)

Preliminary State Plan Section as Currently Proposed:

25. State Agency Plans, Regulations and Programs

p25

Section in Existing State Plan:

“Statewide Policy #2: Comprehensive Planning

Revised Policy #25: State Agency Plan, Regulations and Programs (page 114)

Coordinate the development, revision and implementation of state agency functional plans, regulations, and funding programs, to the maximum extent permitted by law, so that they are consistent with and promote the goals, strategies and policies of the State Plan.”

Additional Information Regarding Proposal:**Staff Response:**

The County is making a comment in support of this policy.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	419
Source:	County Report	Approved by OSG Director	
NE Item No.	19	Preliminary Staff Recommendation:	Agreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Schools must be included under infrastructure to maintain positive development throughout the state. The State must realize that school must be treated in many ways the same as roads and utilities.

An adequate school system should be created while the municipality is growing, not after the municipality has outgrown its school system. This requires additional State investment especially in areas designated by State mandate for economic growth and residential growth i.e. Casino Gaming and Pinelands Growth Areas that Atlantic County municipalities must deal with. Rethinking school funding is the only way the State can adequately address the ratables chase and reduce over dependence on municipal property tax.

Preliminary State Plan Section as Currently Proposed:

p25- "Statewide Policy #4: Infrastructure Investments"

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

If we include a discussion of this issue in the State Plan, we should consider adding the following: "There is widespread recognition that reliance on local property tax has led to local land use decisions that favor industrial and commercial development over residential development because residential development can lead to the need for additional taxes to pay for the education of school-age children. School budgets represent a high and disproportionate percentage of local property tax and are often cited by local residents as a reason to stop new residential development, which, in turn, gains the backing of their local officials. Various groups have offered alternatives to the local property and there is a growing awareness that action must be taken to establish a fair and equitable tax system that does not rely so heavily on local property taxes. Clearly, it is consistent with the State Plan that alternatives to the local property tax be implemented because they will reduce the often exclusive focus on "chasing after" commercial development and promote more rational planning."



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	401
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Often the municipal master plans and the short and long-term goals of the municipalities are ignored in favor of broad regional development and growth strategies.

This aids municipalities that match the vision of the State Plan but often inhibits positive development in municipalities that do not fit in the cookie cutter vision of the plan.

Preliminary State Plan Section as Currently Proposed:

I. Plan Endorsement Seven (7) Goals

p8

Section in Existing State Plan:

p13- The goals of Plan Endorsement are to:

1. Encourage municipal, county, regional, and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. Encourage counties and municipalities to plan on a regional basis while recognizing the fundamental role of municipal master plan and development regulations.

Additional Information Regarding Proposal:**Staff Response:****PROPOSED STATEWIDE ISSUE**

The State Plan is a guidance document covering a wide range of issues and policies. One of the keys to implementation is coordination with local plans. Plan Endorsement seeks to achieve this, and many of the petitioners have come in to discuss both regional and local issues. The Plan Endorsement process is being modified to better address individual municipal issues and how they can work toward the goals of the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	402
Source:	County Report	Approved by OSG Director	
NE Item No.	2	Preliminary Staff Recommendation:	Disagreement

General Topic:

InterGovernmental

County/NE Proposed Change to State Plan Section:

State Plan, Pinelands and CAFRA policies conflict. It appears likely to have conflicts with the new Highlands region as well. There must be closer coordination and integration of these regulations in the SDRP.

When examining the consistency of plans through out all levels of government in the State close attention must be paid to the impact that Pinelands, CAFRA, and Highlands have on the ability of local plans to relate with the State Plan.

Preliminary State Plan Section as Currently Proposed:

Goal Eight Indicators

p21- Goal 8: Ensure Integrated Planning Statewide

Proposed Indicators Related to Goal 8:

B. The Degree to Which Local Plans and State Agency Plans are Consistent With the State Plan

à Consider two distinct indicators: State Agency Plans and Local Plans

à Local Plans should become percent of Municipalities, or percent of land area, with an Endorsed Plan”

p8-9 "...The purpose of the Plan Endorsement process is to reach these goals by increasing the consistency among municipal, county, regional and State Agency plans with each other as well as with the State Plan and to facilitate the achievement of mutual goals."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

As Policy 4 addresses the potential regional impacts of these statute established areas and OSG is mindful of these concerns and has been actively working with other agencies to coordinate plans and policies to be consistent with the State Development and Redevelopment Plan. When finalized, OSG will Cross-accept the Highlands Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	403
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

The State Plan will ultimately endorse a vision for growth in the state that promotes a denser more urban paradigm.

This vision may be ideal for some, but not all, of the counties and constituent municipalities. Based on the State policy of priority funding for "endorsed" areas state funds would go only to those counties and municipalities that fit this long term vision. Counties and municipalities that require a different planning and growth strategy would be left out.

The SDRP must recognize the need for flexibility to deal with the unique circumstances not just in Atlantic County but also throughout the state.

Preliminary State Plan Section as Currently Proposed:**I. Plan Endorsement****p9 Benefits of Plan Endorsement**

"Once the State Planning Commission has endorsed a plan as consistent with the State Plan, State agencies will be providing benefits to the county or municipality that will assist in implementing the endorsed plan."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****PROPOSED STATEWIDE ISSUE**

The State Plan does not assume unlimited growth potential in New Jersey. Recognition of the reasonable parameters within which our state can accommodate growth and development is the primary purpose of the State Plan. The State Plan's overarching goal is to recognize that there are limits to growth. The use of analyses such as capacity and buildout studies for planning purposes are essential elements for charting a sustainable course for New Jersey's future. Capacity based analysis should be an essential part of a community's planning as well as the planning at the State level and will be required in the Plan Endorsement process. The Plan Endorsement process is being modified to better address individual municipal issues and how they can work toward the goals of the State Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	410
Source:	County Report	Approved by OSG Director	
NE Item No.	10	Preliminary Staff Recommendation:	Disagreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Determining areas in which larger amounts of disposable income among residents exists would be helpful in commercial planning.

Keep indicator. The location of certain retail sites would ideally be closer to residential areas with higher amounts of disposable income than to areas with low amounts of disposable income.

Preliminary State Plan Section as Currently Proposed:

Eliminate: • Additional Indicator 1 – Average Annual Disposable Income Among New Jerseyans.

p17- “Current Indicators related to Goal 3 that should be eliminated:

Additional Indicator 1 – Average Annual Disposable Income Among New Jerseyans. Does not satisfy selection criteria 2.”

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. However, annual average disposable income is not closely enough aligned with land use decision-making for OSG to track this indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	411
Source:	County Report	Approved by OSG Director	
NE Item No.	11	Preliminary Staff Recommendation:	Disagreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Determining unemployment figures would be in the best interests of properly promoting economic growth

Analysis of unemployment would be important to understanding why the economies in some regions begin to fail and also to determine where some types of aid are needed.

Preliminary State Plan Section as Currently Proposed:

Eliminate: Additional Indicator 2 – Unemployment.

p18- “Additional Indicator 2 – Unemployment. Does not satisfy selection criteria 2.”

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. However, unemployment is not closely enough aligned with land use decision-making for OSG to track this indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	412
Source:	County Report	Approved by OSG Director	
NE Item No.	12	Preliminary Staff Recommendation:	Disagreement

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

The changes in toxic chemical output by manufacturers would have an impact on the availability of surrounding lands.

Also as new research is done to determine potential impacts of toxic chemicals it is important to maintain information on manufacturers that produce these chemicals.

Preliminary State Plan Section as Currently Proposed:

Eliminate: • Additional Indicator 13 – Changes in Toxic Chemical Use and Waste Generation by New Jersey's Manufacturing Sector.

p19- "Additional Indicator 13 – Changes in Toxic Chemical Use and Waste Generation by New Jersey's Manufacturing Sector. This indicator has no link to land use or the State Plan."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. However, toxic and chemical use is not closely enough aligned with land use decision-making for OSG to track this indicator.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	420
Source:	County Report	Approved by OSG Director	
NE Item No.	20	Preliminary Staff Recommendation:	Disagreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Mixed-use facilities are strong promoters of economic development, however attempting to use the mix-use concept as the exclusive model for all economic development discourages those who prefer suburban or rural lifestyles.

Preliminary State Plan Section as Currently Proposed:

New Policy: Community-based Economic Development

p27- "Statewide Policy #5: Economic Development

Policy #__: Community-based Economic Development

Generate local capacity for economic development by promoting economic growth that maintains and enhances the entire community by locating job opportunities in mixed-use places where infrastructure is available or can be expanded or upgraded, or that are accessible by public transportation."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

Mixed-use development is not the "exclusive model" in New Jersey. It is one particularly effective alternative model for development. It is clear that mixed-use development is not seen as the answer for all areas of the state.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	421
Source:	County Report	Approved by OSG Director	
NE Item No.	21	Preliminary Staff Recommendation:	Disagreement

General Topic:

Other

County/NE Proposed Change to State Plan Section:

Walking and bicycling do promote better health, however the State Plan continues to vilify the automobile.

While decreasing congestion on roads, reducing air pollution, and promoting the health benefits of walking or bicycling to destinations are all important where applicable, many existing communities are dependent on automobiles where other means of transportation are inefficient.

Preliminary State Plan Section as Currently Proposed:

OTHER

p29- "Statewide Policy #19: Design (p29)

New Policy #__: Public Health Benefits of Smart Growth Design

Planning that reduces reliance upon the automobile by providing opportunities for people to walk or bicycle to community destinations, such as neighborhoods, shops, work places, school, parks, and transit stations, as a part of their daily routines, should be encouraged."

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:**

STATEWIDE ISSUE

The State Plan does not deny the necessity of accommodating automobile transportation, but also promotes alternatives to an auto dominated development pattern.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	423
Source:	County Report	Approved by OSG Director	
NE Item No.	23	Preliminary Staff Recommendation:	Disagreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Recognition of Growth Areas by Regulatory Agencies - Both Pinelands and CAFRA treat the recognized growth areas under their jurisdiction as if they were pristine preservation areas that are not supposed to have development.

There is no flexibility to advance the development of needed infrastructure to support the mandated growth in these areas. The County and the municipalities are held solely accountable by the citizens to widen roads, improve intersections and provide other quality of life amenities such as the bikeway when there is clearly compelling need that should allow fast track approvals of these facilities. There needs to be recognition of this by both agencies and the State in general.

Preliminary State Plan Section as Currently Proposed:

Statewide Policy 4. Infrastructure Investments

Section in Existing State Plan:

p119 - Statewide Policy 4. Infrastructure Investments

Additional Information Regarding Proposal:**Staff Response:**

STATEWIDE ISSUE

Although this recommendation falls outside the scope of the State Development and Redevelopment Plan, through Plan Endorsement municipalities can better work together with State Agencies.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	424
Source:	County Report	Approved by OSG Director	
NE Item No.	24	Preliminary Staff Recommendation:	Disagreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Over Dependence on Property Tax for Funding - This is primarily a school cost issue but can be more broadly interpreted.

This issue drives the ratables chase and does not allow towns to have more balanced approaches to zoning and land use. Until this issue is addressed the State will never be able to adequately address comprehensive land use issues on a more regional basis.

Preliminary State Plan Section as Currently Proposed:

29. Tax Systems and the Ratables Chase

Section in Existing State Plan:

p115- General Planning Policies - 29. Tax Systems and the Ratables Chase

Additional Information Regarding Proposal:**Staff Response:****STATEWIDE ISSUE**

The purpose of the State Plan is to recommend sustainable land use policies that meet New Jersey's current and future needs. This includes the full range of potential land uses and directing the development of those uses to appropriate areas of the state. Property tax considerations should not drive the land use decision making process. There is no doubt that high property taxes are an issue in the state. There is widespread recognition that reliance on local property tax has led to local land use decisions that favor industrial and commercial development over residential development because residential development can lead to the need for additional taxes to pay for the education of school-age children. However, the result of this method of planning has rarely been a significant or substantial reduction in property taxes. Alternatives to the current local property tax structure and school funding methodology should be considered, but specific alternatives are outside the scope of the State Plan. Reform of the tax structure may reduce the often exclusive focus on "chasing after" commercial development and promote more rational planning.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	425
Source:	County Report	Approved by OSG Director	
NE Item No.	25	Preliminary Staff Recommendation:	Disagreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Economic Development in Pinelands Non-Growth Areas

While growth areas have been over burdened by development they at least have some hope of commercial ratables offsetting some of the costs of residential development. The non-growth Pinelands Towns often have the same residential growth problem on a smaller scale. The difference is they have no reasonable expectation of commercial development to help offset those costs. This is another aspect of the over dependence on property tax for funding public infrastructure and operating costs.

Preliminary State Plan Section as Currently Proposed:

New Jersey Pinelands

Section in Existing State Plan:

New Jersey Pinelands (p167); General Planning Policies #29. Tax Systems and the Ratables Chase (p115)

Additional Information Regarding Proposal:**Staff Response:**

STATEWIDE ISSUE

This recommendation is beyond the scope of the State Development and Redevelopment Plan.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	ATLANTIC COUNTY	OSG Item No.	406
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Pending

General Topic:

Environmental

County/NE Proposed Change to State Plan Section:

The generation of solid waste does have an impact on land use. High population density regions would create more solid waste and thus require more land fill and dump usage.

The usage of these land fill sites should have some impact in determining the location of the sites. Regions that produce larger amounts of solid waste should have a proportionately equal burden with lesser generation regions.

Preliminary State Plan Section as Currently Proposed:

Eliminate: Additional Indicator 8 The Generation of Solid Waste.

p16

Goal 2: Conserve the State's Natural Resources and Systems

Goal 4: Protect the Environment

Current Indicators related to Goal 2 that should be eliminated:

Additional Indicator 8 – The Generation of Solid Waste. There is no connection to the State Plan or land use.

Section in Existing State Plan:**Additional Information Regarding Proposal:****Staff Response:****STATEWIDE ISSUE**

Completion of the full list of targets and indicators is forthcoming as part of the work of our consultants. However, solid waste generation is not closely enough aligned with land use decision-making for OSG to track this indicator.