



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	HUDSON COUNTY	OSG Item No.	1
Source:	County Report	Approved by OSG Director	
NE Item No.	1	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Hudson-Bergen Light Rail Transit to the Meadowlands.

The County of Hudson, several municipalities, and Hudson County State legislative delegation support HBLRT access to the Meadowlands Sport Complex and the Xanadu development. The project proposal includes 1.8 million square feet of office space and future development plans for a 525-room hotel.

Preliminary State Plan Section as Currently Proposed:

N/A

Section in Existing State Plan:

Policy 4, page 140. Integration of Land Use and Transportation Planning,
Policy 20, page 143. Transportation Planning as a Redevelopment and Development Tool,

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

The State Plan supports the coordination and integration of transportation linkages between land use planning and transportation planning for all modes of transportation as seen in Policy 4 under Transportation. Planning and project development will be undertaken by NJ TRANSIT in the near future.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	HUDSON COUNTY	OSG Item No.	2
Source:	County Report	Approved by OSG Director	
NE Item No.	2	Preliminary Staff Recommendation:	Agreement

General Topic:

Housing

County/NE Proposed Change to State Plan Section:

COAH

Hudson County officials understand the need for affordable housing. However, local officials are extremely concerned about COAH's new rules and their impacts on urban municipalities. County and municipal officials are fearful that the new growth share model will have a chilling affect on future developments. Perhaps development projects in urban aid municipalities, urban enterprise zones or redevelopment areas should be excluded from the fair share formula. How do COAH's new regulations affect affordable housing allotment in urban areas (PA1)? How will the growth share model affect employment redevelopment zones? How will the growth share model work in conjunction with the State Plan's population and employment projections?

Preliminary State Plan Section as Currently Proposed:

Page 10.

Section in Existing State Plan:

Policy 27, page 139. Coordination with the NJ COAH

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

While the Office of Smart Growth (OSG) agrees that the issues raised by Hudson County municipalities are relevant to addressing affordable housing obligations, good planning can facilitate the provision of affordable housing with minimal impact to local budgets and infrastructure capacity requirements.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	HUDSON COUNTY	OSG Item No.	3
Source:	County Report	Approved by OSG Director	
NE Item No.	3	Preliminary Staff Recommendation:	Agreement

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Improved Freight Planning and Access

The State Plan should recognize the contribution of port commerce to the State economy and promote ways to site warehousing and distribution centers close to the ports and intermodal facilities.

Preliminary State Plan Section as Currently Proposed:

Policy 23, page 27. Goods Movement

Section in Existing State Plan:

Policy 23, page 143. Goods Movement

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

STATEWIDE ISSUE

The Preliminary Plan addresses this issue with revised policy #23 regarding Goods Movement. Please refer to the Preliminary Plan policy located on page 27.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	HUDSON COUNTY	OSG Item No.	4
Source:	County Report	Approved by OSG Director	
NE Item No.	4	Preliminary Staff Recommendation:	Agreement

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Brownfield's Redevelopment

The State Plan should re-double efforts to increase funding for Brownfield's remediation. Hudson County's inventory of developable land is extremely limited. The only way to accommodate growth is to remediate and redevelop former industrial land and commercial sites. In addition, redevelopment projects in Urban Complex areas should be given the highest priority.

Preliminary State Plan Section as Currently Proposed:

N/A

Section in Existing State Plan:

Policy 8 - 10, page 159. Priority for Community Brownfield Plans, also
Policy 3, page 117. Priorities for Capacity Expansion

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

STATEWIDE ISSUE

Policy 8, Priority for Community Brownfield Plans, and policy 10, Coordinated Planning for Brownfield Sites (p. 159) already specify that brownfield sites should be a priority for redevelopment. However, the State should consider integrating all disparate brownfields efforts into one office to increase the redevelopment of Brownfields.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	HUDSON COUNTY	OSG Item No.	6
Source:	County Report	Approved by OSG Director	
NE Item No.	6	Preliminary Staff Recommendation:	Agreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Open Space Preservation/ Green Acres Formula. The State Plan should promote changes to the Green Acres formula to better assist urban areas make Brownfield's into green space (parks).

Hudson County recently established an Open Space Trust Fund to help preserve open space, recreational areas and historical sites and promote future open space initiatives. How will the State Plan continue to promote open space initiatives in urban areas?

Preliminary State Plan Section as Currently Proposed:

N/A

Section in Existing State Plan:

Policy 30, page 124. Infrastructure Investments and Recreational Facilities and Open Space.

Policy 6, page 153. Adequate Facilities for Development and Redevelopment

Policy 7, page 153. Open Space Redevelopment

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

While we do not recommend specific changes to programs outside of those under the purview of the SPC, balancing development and preservation between urban and rural areas is the heart of the State Plan. The Green Acres program does prioritize funding for open space acquisition and development in urban areas. These funds can be put towards the conversion of Brownfields into open space.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Transportation

County/NE Proposed Change to State Plan Section:

Transportation Enhancement Districts. The State Plan should endorse legislation allowing for the creation of Transportation Enhancement Districts as proposed in bills A-954 and S-1483.

The State Plan should endorse legislation allowing for the creation of Transportation Enhancement Districts as proposed in bills A-954 and S-1483. A report by the state intergovernmental task force a couple of years ago endorsed the repeal of the transportation development district statute in favor of the establishment of enhancement districts. The critical difference between the two policies being that TDDs could only assess future developments for transportation improvements, while TEDs would be allowed to assess all developments. Furthermore, the TEDs promote intergovernmental cooperation and planning by requiring the involvement and affirmative approval of municipalities, counties and the Commissioner of the New Jersey Department of Transportation.

Preliminary State Plan Section as Currently Proposed:

3 Coordination of Transportation Planning Among Public, Quasi-Public, and Private Agencies

N/A

Section in Existing State Plan:

N/A

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

STATEWIDE ISSUE

While the Office of Smart Growth (OSG) promotes creative methods for assessing all development potential, the State Plan is a guide, not a tool for promoting specific legislation.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

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

General Topic:

Economic

County/NE Proposed Change to State Plan Section:

Land Value Taxation. The State Plan should promote Land Value Taxation or Site Value Taxation proposal, which would permit municipalities to replace the single property tax rate system with a site valuation system for local tax purposes.

The State Plan should promote Land Value Taxation or Site Value Taxation proposal, which would permit municipalities to replace the single property tax rate system with a site valuation system for local tax purposes. In other words, the proposal would have shifted the property taxes away from buildings to land assessments by taxing land at a higher percentage. This would encourage construction and in-fill development by enacting tax abatements across the board. Conversely, it would discourage land banking in cities by developers and property owners.

The Land Value Taxation proposal could be a determining factor stopping sprawl and curtailing the great ratable chase. A two-tiered system should be analyzed to allow metropolitan communities to use the Land Value Taxation methodology to encourage growth and in-fill development in urban and existing suburban communities. Municipalities in rural or environmentally sensitive areas could take an opposite approach and tax buildings/improvements at a greater rate than uncleared land, thus encouraging conservation.

Preliminary State Plan Section as Currently Proposed:

Equity

N/A

Section in Existing State Plan:

N/A

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

STATEWIDE ISSUE

Land Value Taxation should be explored, as it has proven useful in other states to be an excellent taxation method to discourage land banking and reduce the ratable chase.



New Jersey State Planning Commission Negotiation Worksheet Policy Issues

County:	HUDSON COUNTY	OSG Item No.	5
Source:	County Report	Approved by OSG Director	
NE Item No.	5	Preliminary Staff Recommendation:	Disagreement

General Topic:

Infrastructure (Not Trans)

County/NE Proposed Change to State Plan Section:

Residential Site Improvement Standards (RSIS). It is recommended the State Plan promote higher percentage of parking spaces requirements for future developments. RSIS should be revised to create an urban standard for residential developments.

Parking has become a scarce commodity in many parts of Hudson County, reducing the quality of life for many of its residents and often negatively affecting redevelopment efforts.

Preliminary State Plan Section as Currently Proposed:

N/A

Section in Existing State Plan:

N/A

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

While we can appreciate the scarcity of parking spaces in Hudson County it is important to point out the density of development in the County creates opportunities for the comprehensive public transit system that is in place. The intensity of development combined with the mixeduse nature of many neighborhoods also allows for the opportunity to walk or bike to many nearby destinations. Increasing the parking requirements is generally incompatible with the desire to maintain an urban environment that is not "over-run" by the automobile as people are induced to drive on local streets as a result of an increase in parking spaces. Finally, urban communities should be encouraged to explore and implement innovative shared parking strategies that maximize the efficient use of existing spaces. As this recommendation is appropriate for the unique circumstances that reside in Hudson County, the recommendation is not appropriate to be applied statewide.