

DOES THE STATE PLANNING PROCESS RESPECT LOCAL PREROGATIVES?

Because planning profoundly affects the lives of all residents, the Commission will be making planning decisions *In full consultation* with local and regional authorities.

Municipalities and counties will receive and review the Preliminary State Plan and can participate in a cross-acceptance process. Cross-acceptance, which is the process of comparing various governmental planning policies, is at the heart of the state planning process. Cross-acceptance is important because municipal, county and state land use and growth policies will be made compatible through this process.

The people of New Jersey and their elected leaders want managed growth. The fiscal consequences of not managing our growth are extreme: spiraling taxes to support a hodge-podge of new infrastructure; soaring housing and land prices; and diminishing job opportunities as concerned employers relocate to better managed states. The taxpayers of New Jersey do not want to continue to shoulder the expense of new public services for the financial benefit of speculators.

The environmental and social consequences of not managing our growth are also extreme: continued pollution of the shore line and ocean waters, and stand-still traffic at every turn.

Driven by a legislative and popular mandate, the State Planning Commission is working to ensure that tomorrow's New Jersey is as prosperous as today's.

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New Jersey State Planning Commission

*working to ensure that
tomorrow's New Jersey is as
prosperous as today's.*



Thanks to economic growth, today's New Jersey has more jobs, better shopping and better housing than ever before.

Unfortunately, New Jersey is also experiencing other, less desirable consequences of growth — like more traffic congestion, more pollution and more garbage. Farmland is diminishing and property taxes are going higher.

Alarmed at the prospect of more unplanned growth and development, New Jersey residents and businesses have agreed that something must be done to ensure that new development does not destroy our state's best assets — its roads and job opportunities, its small towns and countryside.

NEW JERSEY STATE PLANNING COMMISSION

The New Jersey State Planning Commission was created in 1986 when the Legislature and Governor Kean approved the State Planning Act. The Commission is required by the Act to prepare a State Development and Redevelopment Plan which will:

- conserve the natural resources of the State
- revitalize the State's urban centers
- protect the quality of the environment
- provide needed housing at a reasonable cost
- « provide adequate public services at a reasonable cost
- promote beneficial economic growth, development and renewal
- preserve and enhance the historic, cultural and recreational lands and structures in the State
- ensure sound and integrated statewide planning coordinated with local and regional planning.

THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Commission, with the municipalities and the counties, will be preparing the State Plan — a plan that will ensure our continuing prosperity while protecting our quality of life. This plan will provide for the needs of New Jersey residents — less traffic, job opportunities nearer to home, a cleaner environment, affordable housing and revitalized urban areas. Best of all, the plan will protect our state's economic well-being through wise utilization of our resources. As a result, New Jersey will remain attractive to employers.

RESIDENTS SUPPORT STATE PLANNING

One of the Commission's first steps was to ask the Gallup Organization to find out what New Jersey residents thought about their state, particularly its past and pending development.

There is widespread and deep *public* support for the state planning process. New Jersey residents understand that if we don't plan our state's growth today, tomorrow there will be more traffic, more congestion, and more pollution. There will be too little affordable housing. Our cities will continue to decline and we will all have longer commutes to work.

BUSINESS SUPPORTS STATE PLANNING

Resource management is something which corporate leaders enthusiastically undertake in their own businesses. Likewise, no business wants to operate in a state where the cities are in economic and social disarray, where the highways are becoming snarled with traffic, where jobs are at one end of those highways and expensive residences at the other, and where low and middle-income workers cannot afford adequate housing. The State Planning Commission will be applying "resource management" principles to statewide growth management.

To achieve the goals that are important to all New Jerseyans, the Planning Commission has asked two important questions:

CAN WE AFFORD CONTINUED HAPHAZARD GROWTH?

Realizing that it's financially impossible for overburdened taxpayers to build new sewers and roads everywhere a speculator may want to put a house, the Planning Commission holds that we should first build around our existing infrastructure.

Unless we guide future development to our existing public facilities, we will squander our physical and fiscal resources, and our property taxes will continue to soar.