



Fiscal Years 1996 & 1997
ANNUAL REPORT

of the

New Jersey State Planning Commission
❖ *and the* ❖
New Jersey Office of State Planning

CHRISTINE TODD WHITMAN
Governor

JAMES A. DIELEUTERIO, Jr.
State Treasurer



"New Jerseyans support planning. They know without it, we surrender our future to little more than the random will of those who stand to reap short-term benefits at the expense of New Jersey's long-term well-being."

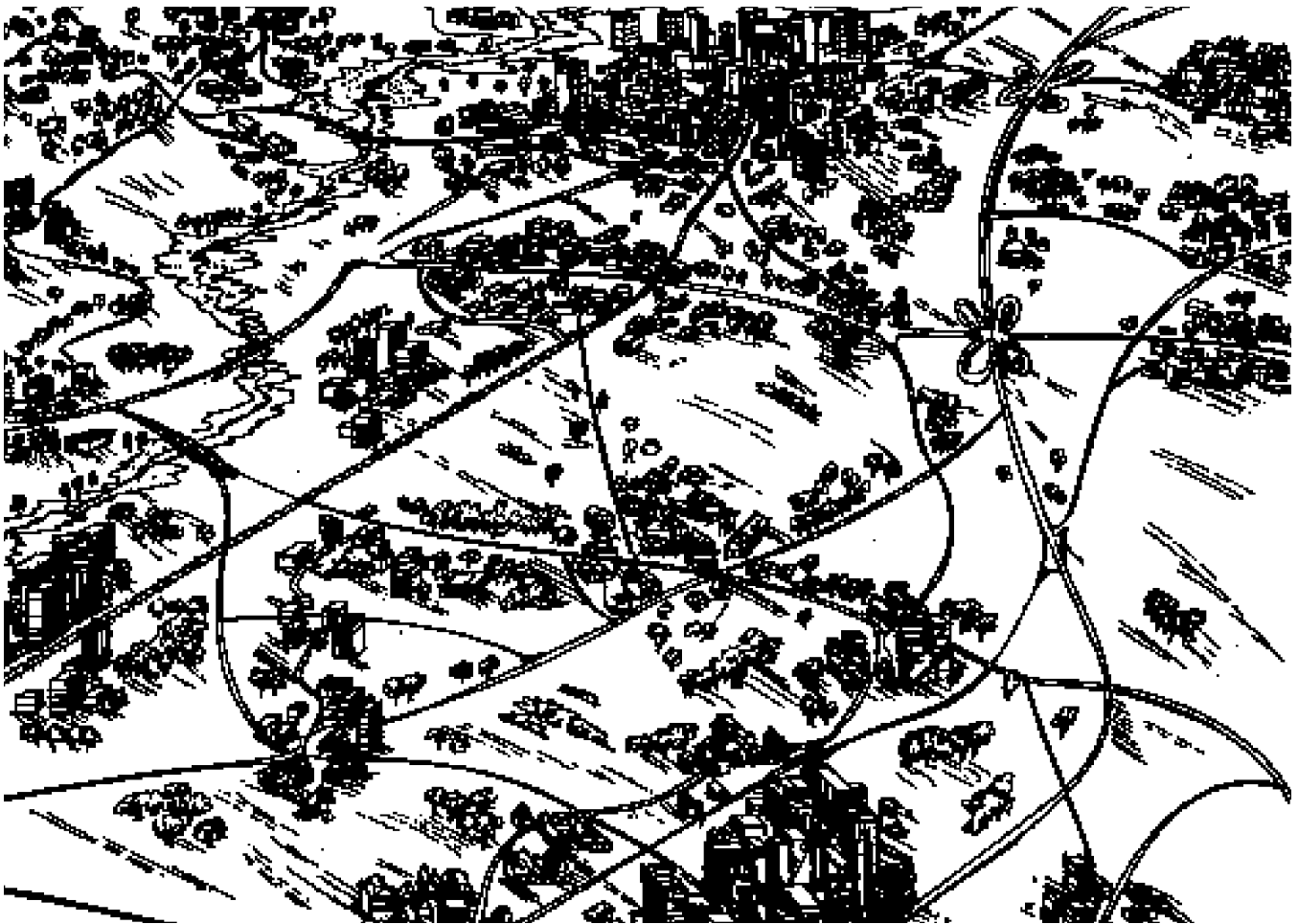
"I consider it my job — and the duty of future administrations — to foster policies that help the State Plan take root across the state. The more we champion these policies, the more we can help cities and suburbs and farms to prosper... the more we provide a high quality of life for ourselves and our children."

"The good news is that we can still make a difference in how New Jersey will look and feel in the 21st century. We stand at the threshold of the future..."

*Governor Christine Todd Whitman,
State Planning Commission Meeting, February 28, 1996*

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PLANNING FOR THE FUTURE

STATE PLANNING COMMISSION

Jay G. Cranmer, *Chairman*
Mark Fury, *Vice Chairman**

PUBLIC MEMBERS

Dianne Brake
Michele Byers
Richard Fritsky
Charles Kuperus
Paul Matacera
Lisa Scarinci
H. Jay Yoon

CABINET MEMBERS

Arthur Brown, *Secretary, Department of Agriculture*
James A. DiEleuterio, *State Treasurer*
John J. Haley, *Commissioner, Department of Transportation*
Jane Kenny, *Commissioner, Department of Community Affairs*
Eileen McGinnis, *Chief, Governor's Office of Policy and Planning*
Gualberto Medina, *Commissioner, Department of Commerce and Economic Development*
Robert C. Shinn Jr., *Commissioner, Department of Environmental Protection*

FY96

Eight new Commissioners were confirmed by the Senate and took their seats in January. They are:

Dianne Brake from West Windsor, President of the Middlesex-Somerset-Mercer Regional Council;
Michele Simone Byers from Pemberton Township, Assistant Director of the New Jersey Conservation Foundation;
Richard Fritsky from Byram Township, President & Chief Executive Officer of the Meadowlands Regional Chamber of Commerce;
Mark A. Fury from Plainfield; Mayor of Plainfield;
Charles M. Kuperus from Sussex Borough, founder of Kuperus Farmside Gardens, and member, Sussex County Board of Agriculture;
Paul Matacera, Mayor of North Brunswick Township;
Lisa Scarinci from Union City, a homemaker, and former Manager of Business and Product Development, Prodigy Services Company
H. Jay Yoon from Freehold, Managing Partner of OptimaPlan Associates.

FY97

In addition, Governor Whitman appointed Jane Kenny, Commissioner of the Department of Community Affairs, Eileen McGinnis, Chief of the Governor's office of Policy and Planning, James A. DiEleuterio Jr., State Treasurer and John Haley, Commissioner of the Department of Transportation to the State Planning Commission.

Their predecessors were:

James G. Gilbert, former Chairman; Vice President, Merrill Lynch & Co. Inc.
Fred Vereen, former Vice Chairman; Resident Manager, Architect's Housing
Candace Ashmun, Private Consultant
Brian W. Clymer, State Treasurer
Harriet Derman, Commissioner, Department of Community Affairs
Robert C. Holmes, Esquire, Wilentz, Goldman & Spitzer
Jane Kenny, Chief, Governor's Office of Policy and Planning
Joseph Manganello, Freeholder, Gloucester County
Frank J. Wilson, Commissioner, Department of Transportation

CHAIRMAN'S MESSAGE

In the months leading up to 1996, Governor Christine Todd Whitman reconstituted the membership of the State Planning Commission and in so doing reaffirmed her strong support for the work of the Commission. She appointed and the legislature confirmed this diverse, bipartisan group, representing a cross section of the state: cities and suburbs and farms, developers and planners and environmentalists, residing in all areas of the state, north and south and central, Jersey shore to the highlands. In addition, all levels of government are represented on the Commission, including representation from many of the Departments...Community Affairs, Environmental Protection, Transportation, Agriculture, Treasury and Commerce and Economic Development, as well as the Governor's Office of Policy & Planning.

The Governor charged this Commission, as it began its legislatively mandated review of the State Plan, with maintaining the basic tenets of the plan, and using this foundation to map a sustainable New Jersey. I am happy to report that the Commission, after 18 months of hard work and extensive outreach, released the Reexamination Report and Preliminary State Development and Redevelopment Plan on June 25, 1997. This Plan should improve the long-range economic outlook of New Jersey, while at the same time bolstering our quality of life. Structural revisions of the plan were made in order to improve understanding and implementation. These changes are built on the foundation that has already been laid, and are now being cross-accepted with municipalities, counties, regional and State agencies and the public.

The State Plan is the by-product of an exhaustive cross-acceptance process. The review that is now underway will utilize that same process, expanding it and refining it, in order to ensure that all concerned and interested parties have ample opportunity for meaningful input. The cross-acceptance process undertakes the largest set of "town meetings" in this country, and involves every one of our 21 counties. Through the public hearing process, individual citizens and interest groups can voice their opinions and thoughts in assisting us to review and, where appropriate, revise this plan that lays the framework for preserving open space, focusing development and planning for the future of a sustainable New Jersey.

As we embark upon this task that will take the better part of two years, the Commission will continue to pursue its more routine work with particular emphasis on implementation of the existing plan. This will be accomplished in many ways. We will continue to work with municipal and county governments, and build partnerships with other state agencies and the private sector, getting everyone involved and working together. In so doing we hope to create a widespread common understanding of what needs to be accomplished, of how, working together we can achieve the goals and objectives of the plan.

One of the best ways to implement the plan is to gain acceptance for the true benefits of "communities of place." They are more than centers, these are diverse communities with adequate resources to support the population and to bolster the economy. Communities with plentiful jobs, reasonably priced housing of all types, good schools and roads, clean air and water and ample parks and open space in which to relax and play. These are communities which people feel good about, that they want to come home to, they are "communities of place."

How land is used affects virtually everything that happens in a state as densely populated as New Jersey: the health of our cities, the vitality of our farms, and the stability of our neighborhood and towns. The Commission, through its Land Use Governance Committee, reviewed the broad basis of land-use planning and decision making. As in all we do, extensive and diverse public opinion and fact-finding were sought. We have recommended new ideas, and some old ones, as well as creative approaches that will lead to a more efficient and predictable land-use decision making system, based on comprehensive and coordinated planning with opportunities for vigorous and informed citizen participation. These recommendations have been forwarded to the Governor's Office and to the legislature as well as circulated throughout the state, to both the public and private sector.

In closing, let me appeal to each and every one of you to get involved in the cross-acceptance process. We want and need your ideas, thoughts, and constructive criticism. Remember, "...in a democracy, agreement is not essential, participation is!"



Jay G. Cranmer
Chairman

New Jersey
*State Planning Commission
& Office of State Planning*

SPC COMMITTEES

In 1996, the State Planning Commission reorganized its committee structure into three standing committees: Plan Development, Plan Implementation, and Public Affairs and Outreach. In addition, there is one ad-hoc committee on Land Use Governance. The purpose of the committees is to review issues and forward recommendations to the State Planning Commission for formal action. Committee meetings are open to the public.

■ **Plan Development Committee** — Responsible for all aspects related to the revision and readopting of the Preliminary State Plan. Areas of focus include: Cross-acceptance Rules and Processes; Preliminary Plan; Interim Plan; Adopted Plan; Infrastructure Needs Assessment; Monitoring and Evaluation; and Statement of Agreements/Disagreements. Charles Kuperus, Chair; and Mark Fury, Vice Chair.

■ **Plan Implementation Committee** — Responsible for all aspects related to implementing the goals, strategies, and policies of the State Plan. Areas of focus include: Center Designation; Other Map Amendments; Consistency Reviews; Other Technical Assistance; State Agency Implementation; and Plan Implementation Report. Dianne Brake, Chair.

■ **Public Affairs and Outreach Committee** — Responsible for all aspects of public affairs, including public information, planning education and legislative recommendations. Areas of focus include: Public Outreach/Public Opinion; Media Relations; Legislative Recommendations; Capital Appropriation Review & Recommendations; and Planning Education. Richard Fritzky, Chair.

■ **Ad-Hoc Committee: Land Use Governance (LUG)** — Responsible for advancing planning enabling legislation at all levels of government and improving the implementation of land use governance. Areas of focus include: Reviewing current systems, soliciting comments from interested parties and recommending legislative or administrative changes. Paul Maticera, Chair.

SPC UPDATE

FY96 The ad hoc Land Use Governance Committee formulated principles and initiated review of potential recommendations. The principles are statements which the Committee can use to guide their deliberations on the various recommendations proposed in a draft report.

Governor Whitman addressed the February 28, 1996 meeting of the SPC, warmly welcoming the new Commissioners, and reiterating her ongoing support for the State Plan.

SPC adopted a resolution in April 1996 that the existing State Plan remains valid, and in June adopted the LUG principles.

FY97 In December 1996, the LUG report was approved by the SPC and forwarded to the Governor and legislature, as well as county and municipal governments and the public for comments and potential action.

The final report outlines the planning and development review process at the municipal, county and state level by identifying issues in each and posing various options for discussing those issues.

The State Development and Redevelopment Plan: Reexamination Report and Preliminary Plan was approved in June 1997 for cross-acceptance.



Governor Christine Todd Whitman
and the members of the
New Jersey State Planning Commission

February 28, 1996

New Jersey
*State Planning Commission
& Office of State Planning*

NEW JERSEY OFFICE OF STATE PLANNING

Herbert Simmens, Director

STATE AGENCY COORDINATION

Charles Newcomb, Assistant Director

Wendy McVicker, Secretarial Support

LOCAL PLANNING ASSISTANCE

David Maski, Unit Manager & Field Representative

David Hojsak, Field Representative

Bill Purdie, Field Representative

Sandy Giambrone, Secretarial Support

RESEARCH

Robert Kull, Assistant Director

James Reilly, Senior Research Planner

William Bauer, Research Planner

Nichole Purcell, Research Planner

Steven Karp, GIS & Cartography

Sheila Bogda, Secretarial Support

SPECIAL ASSISTANCE

Kathleen Kelly, Assistant to the Director

Mary Kleber, Executive Secretary to the Director

Carlos Rodrigues, Manager, Special Projects

Tom Dallessio, Public Affairs Manager

OFFICE SERVICES

Carol Schulz, Chief of Office Services

Diane Chepega, Graphics Coordinator

Denise Johnson, MIS

Carol Cavallo, Administrative Analyst

EXECUTIVE DIRECTOR'S MESSAGE

It has been a time of change for both the State Planning Commission and for the Office of State Planning. Jay Cranmer was named Chairman, and eight new commissioners were appointed and confirmed. But in the midst of these changes, we have continued to move steadily forward in implementing the New Jersey State Development and Redevelopment Plan. We're a strong team, all of us together, cognizant of our responsibilities, mindful of our mission and dedicated to achieving the goals set forth in the Plan.

But we don't work in a vacuum, and it has been greatly satisfying this past year to see the momentum of the State Plan growing ever more steady and progressive. Understanding and acceptance of the Plan and its goals are continuing to grow, with more and more state agencies, and municipal and county governing bodies coming on board, wanting to develop partnerships to build (and rebuild) a healthier and more vital New Jersey.

Recognition of our efforts to realize the vision laid down by the State Plan has now extended beyond New Jersey's borders with requests for information and presentations on the State Plan coming in from across the country, and even on an international basis. I personally, have had the honor of representing the State Planning Commission and the Office of State Planning in making presentations on the State Plan to a delegation from the Netherlands, including the Minister of Housing, Spatial Planning and the Environment; a contingent of Russians studying planning and other fields necessary to convert to a private property system; a group of architects and planners from Oslo, Norway, and another from Japan. Their enthusiastic reception of the information I gave them clearly underscored movement, on a global scale, towards reasoned, strategic planning for future growth and development. It certainly made me feel proud that New Jersey is in the vanguard of such a progressive movement.

In keeping with one of the mandates of the State Planning Act, we publish an annual report chronicling our progress towards achieving the State Planning Act's goals and our effectiveness in promoting consistency. The report also contains an accounting of capital needs, our progress towards providing housing, and finally, a context for future planning.

On the following pages you'll read in more detail about some of the events, initiatives and changes that have happened over the past two fiscal years. It's been a strong start to a new era in the life of New Jersey's State Development and Redevelopment Plan. We're looking forward to building on this foundation.



Herbert Simmens
Executive Director

OSP UPDATE

There have been some changes in the Office of State Planning staff. Tom Dallessio, formerly the Area Planning Manager for the Northwest, took on the expanded role of Public Affairs Manager when Beth Guididas resigned after many dedicated years with OSP in order to spend more time with her family. David Hojsak, Area Planning Manager for the Southwest, and David Maski, Manager of the Local Planning Assistance Unit, have assumed responsibility for the Northwest counties. Chuck Newcomb, Assistant Director for State agency coordination, has also assumed field responsibility for southwestern counties. In addition, Teri Schick, a planner who also previously worked with the Northwestern counties and municipalities, recently provided the staff and Commission with legal and planning expertise, left the Office to spend more time with her children.

FY96 The Office of State Planning was honored to receive an "Achievement in Planning" Award for its publication "Local Planning Techniques that Implement Provisions of the State Development and Redevelopment Plan." The award was presented by the New Jersey Planning Officials (NJPO), a statewide organization representing municipal planning and zoning boards.

FY97 The OSP Public Affairs Program received The NJPO "Achievement in Planning Award" and "Public Education Award" given by The New Jersey Chapter of the American Planning Association.

The growing recognition of the pivotal role the State Plan plays throughout New Jersey's state agencies and departments was evidenced by the participation of OSP's Director as the Treasurer's designee at meetings of the New Jersey Housing and Mortgage Finance Agency and the State Agricultural Development Committee.

As a part of OSP's continuing goal of educating the public about the importance and viability of long-term planning, the Director also participated in a number of events, including a meeting on EcoTourism sponsored by the Stockton Alliance; served on a panel at the APA-sponsored meeting on Historic Preservation; moderated a panel on congestion management at DVRPC; and participated in a panel discussion at the annual conference of the Association of New Jersey Environmental Commissions.

OSP staff participated in a workshop on "New Jersey and Sustainable Development: Farmland Preservation and Land Use." The workshop was sponsored by Global Learning, Inc., an educational consulting firm, and was designed in order to develop a curriculum on sustainable development for students in 4th through 12th grades.

Office of State Planning Staff proposed revisions to the State Planning Rules for Cross-acceptance as well as potential revisions to the State Plan to the State Planning Commission's Plan Development Committee.

In addition to these activities, the Office of State Planning provided valuable support, in terms of graphics design and production, to a number of state agencies such as the Office of Management and Budget, Office of Fiscal and Resources, and the Division of Pensions, by creating presentation and exhibition display units for their use.

The New Jersey State Development and Redevelopment Plan

The State Planning Act

The State Planning Act of 1985 created the New Jersey State Planning Commission and its staff arm, the Office of State Planning. The Act established the following mandates for the Commission:

- prepare and adopt within 18 months after the enactment of the Act, and revise and re-adopt at least every three years there-after, a State Development and Redevelopment Plan which shall provide a coordinated, integrated and comprehensive plan for the growth, development, renewal and conservation of the State and its regions;
- prepare and adopt as part of the State Plan, a long-term infrastructure needs assessment, which shall provide information on present and prospective conditions, needs and costs with regard to State, county and municipal capital facilities;
- develop and promote procedures to facilitate cooperation and coordination among State agencies and local governments;
- provide technical assistance to local governments;
- periodically review State and local government planning procedures and relationships;
- review any bill introduced in either house of the Legislature which appropriates funds for a capital project; and
- Take all actions necessary and proper to carry out the provisions of the Act.

The State Plan defines a comprehensive strategy to achieve the goals enumerated in the Act. The Act instructs the State Planning Commission to prepare, adopt, revise and update the State Plan in consultation with local governments.

Overview Of The State Plan

Adopted on June 12, 1992, by a unanimous vote of the 17-member New Jersey State Planning Commission, the State Development and Redevelopment Plan responds to legislative and public demand for organizing future growth into forms that meet the public's desires for attractive communities of character and integrity, where infrastructure can be provided efficiently and at reasonable cost. The Plan calls this quality-of-life vision "Communities of Place."

It suggests that New Jersey can create or recreate such places by strategic, coordinated intergovernmental investment. Such cooperation among public entities should in turn encourage private interests to site development in places where government investment is planned.

The State Plan has two major sections: the Statewide Policy Structure and the Resource Planning and Management Structure. It is accompanied by a map that is a geographic expression of its goals, policies and strategies.

IMPLEMENTING THE STATE PLAN

State And Regional Agency Coordination

The State Planning Commission and its support staff, the Office of State Planning, were created by the 1986 State Planning Act to fulfill the goals of the New Jersey State Development and Redevelopment Plan. One way to achieve this is to coordinate the planning efforts of all levels of government, including state and regional agencies. This coordination helps minimize overlap of resources, manpower and capital, eliminating wasteful, redundant efforts. Working closely with state and regional agencies helps create long-term, sustainable solutions that meet the goals of all the concerned parties while remaining consistent with the overall vision of the State Plan.

New Jersey Department of Transportation (NJDOT)

As the state agency responsible for the movement of people and goods throughout New Jersey, DOT is a critical partner in the state planning process. Decisions made by DOT regarding the location of an interchange or rail line can determine future sites of commercial, industrial and residential development. The Office of State Planning works closely with DOT to coordinate expansion or development efforts in order to ensure consistency with the vision proffered by the State Plan.

FY96 The Office of State Planning participated in a special workshop organized by DOT for municipalities that have been or have petitioned to be designated Centers. Also participating in the session were state agency officials from DCA's Main Street Project, the Special Improvement District Coordinator and other DOT and NJ Transit officials. Several experts on design and transportation engineering presented comments and critiqued several municipal projects.

FY97 DOT brought together the planning staffs of all transportation authorities and commissions throughout the State for discussions on implementation of the State Plan. OSP provided an initial training session on the Plan and its usage.

As a member of DOT's advisory committee, OSP reviewed 227 Transportation Enhancement applications in FY96 and 262 in FY97 received by DOT from municipalities, counties and non-profit organizations. This effort is intended to identify applications that reflect use of the State Plan, and which consequently will be eligible for higher priority as a result.

Likewise, DOT continued its "Local Aid for Centers" program. It awarded \$1.3 million to seven projects in FY96 and has received 27 applications for FY97.

Representatives from OSP attended the DOT Access Management Code Advisory Committee's Land Use Subcommittee meeting to discuss possible changes in the code and began a review of the current rules with a view toward defining proposed revisions to facilitate center implementation.

In addition, OSP staff completed a final revision of the Scenic Byway Management Plan for Route 29 for NJDOT as part of the Scenic Byway Planning project.

OSP also worked with NJDOT and Washington Township (Mercer County) on Center planning and designation as it relates to DOT standards, including the Highway Access Management Code, highway cross-sections and whether or not a state highway can serve as a Main Street and be effective in both roles.

Finally, OSP assembled a package on traffic calming measures for distribution to towns eligible for DOT's Local Aid for Centers program as well as for use in our own local assistance work.

New Jersey Department of Environmental Protection (DEP)

The Department of Environmental Protection provides the safeguards that ensure the continuing protection and preservation of New Jersey's many and varied natural and cultural resources. From the quality of the water supply in urban areas, to preserving buildings of historic significance, to cleaning up New Jersey's coastlines to protecting biodiversity in the mountain areas, DEP plays an essential role throughout the state. Coordination between OSP and DEP is paramount, ensuring vital resources do not become depleted through unplanned, random development.

FY96/97 On July 26, 1996 Commissioner Shinn issued an administrative order to his assistant Commissioners directing them to implement the State Plan. This has resulted in a number of efforts to revise and propose rules and regulations to incorporate The Plan. For example, The Department of Environmental Protection completed its initial review of the proposed Coastal Area Facilities Review Act's (CAFRA) Coastal Zone management rules which now incorporate the State Plan. Under the coastal area rule modifications, the State Development and Redevelopment Plan's Resource Planning and Management Map would replace the locational policies of the rules. Special benefits improving the permitting process for applicants will be available to municipalities that use these alternate rules. The CAFRA proposal was then submitted to the Deputy Attorney General for final review, including the permit-by-rule proposal and variance procedure.

OSP staff has participated in the Department's effort to amend The Water Quality Management Planning Rules.

Additionally, OSP reviewed and commented on the draft 1995 New Jersey Statewide Water Supply Master Plan prepared by DEP. We found to the draft to be an excellent plan supportive of and consistent with the State Plan.

OSP also reviewed and provided comments on the draft of the Delaware Estuary Program's "Comprehensive Conservation and Management Plan." The Program incorporates several of OSP's comments which argued for recognition in the Conservation and Management Plan of ongoing successful land management strategies in New Jersey, including Center designation, coastal area rule modifications and others.

Representatives from OSP participated in DEP's development of a pilot watershed management plan for the Whippany River Watershed.

Finally, sewer service areas have been digitized by OSP on most of the quads for the Geographic Information System (GIS) for use on NJDEP maps. This will prove valuable in discussing potential changes to the State

Plan Map as well as serving as an important resource for municipalities, counties and private and non-profit sector stake holders during the next round of Cross-acceptance hearings.

Department of Community Affairs (DCA) & Council on Affordable Housing (COAH)

The Department of Community Affairs provides services to promote housing and community development. The Council on Affordable Housing, (COAH) is responsible for ensuring the availability of affordable housing opportunities throughout New Jersey. The State Planning Act and the Fair Housing Act are closely linked by virtue of their continued assessment of growth patterns, housing needs and economic trends.

FY96 Working in close collaboration with various planning organizations, OSP submitted detailed comments on drafts of the proposed Uniform Residential Site Standards. OSP's concerns focused on opportunities to incorporate the State Plan's policies into the proposed Standards. In June 1997, the regulations went into effect. OSP was named an advisory body for Special Area Standards requests.

FY97 DCA instituted priority ranking for communities implementing the State Plan in their Community Development Block Grants, Neighborhood Preservation Program and Small Cities Program.

The Director of OSP also reviewed and provided comments to the Department of Community Affairs/Housing New Jersey on their "Costs of Housing Regulation" study. This study is being conducted to document and analyze the added cost that development review places on a unit of housing in New Jersey.

General Services Administration (GSA)

Across New Jersey there are hundreds and hundreds of state facilities meeting the needs and offering services to countless New Jerseyans. The General Services Administration is responsible for maintaining these properties and for ensuring that they are used as effectively and productively as possible. When circumstances change and a facility is no longer being utilized, it is up to the GSA to determine how to transform the property into a viable entity once more. The Office of State Planning provides technical assistance to ensure any future actions are consistent with the overall goals of the State Plan.

FY96 OSP completed planning studies of the Marlboro Psychiatric Hospital and North Princeton Developmental Center sites and presented the findings to GSA. In addition, we researched the experience of other states and Canada regarding adaptive reuse of psychiatric facilities. A summary of this research was presented to GSA.

New Jersey Capital Budget and Planning Commission

Each year by December 1, the New Jersey Capital Budget and Planning Commission must prepare a proposed State Capital Improvement Plan that is consistent with the adopted State Development and Redevelopment Plan.

FY96/97 OSP reviewed components of the draft Capital Improvement Plan and provided comments. We also continued to assist the Commission in its review of projects for consistency with the State Plan.

Metropolitan Planning Organizations (MPOs)

The Intermodal Surface Transportation Efficiency Act (ISTEA - a comprehensive update of the Federal Highway Bill) offers New Jersey transportation entities a progressive blueprint for future growth and development. It mandates the establishment of Metropolitan Planning Organizations, that are regional planning agencies, throughout the state. In addition, these MPOs are required to create regional transportation plans in order to receive funding for their projects. The Office of State Planning reviews proposals by MPOs to determine if they are supportive of and consistent with the State Plan.

FY96 Two Metropolitan Planning Organizations (the Delaware Valley Regional Planning Commission (DVRPC); and North Jersey Transportation Planning Authority (NJTPA)) published draft long range regional plans at the beginning of June.

The DVRPC's plan was preceded by a series of short papers on specific issues such as "Infrastructure & Urban Revitalization," which were reviewed by OSP staff as they were issued. An early draft of the plan was also presented to OSP last winter by DVRPC. Consequently the DVRPC integrated our comments into its plan.

In addition, OSP's review of the official draft of the regional land use and transportation plan, *Direction 2020*, was completed, with the conclusion that the plan is generally consistent with the State Plan.

The North Jersey Transportation Planning Authority's draft of its Regional Transportation Plan for Northern New Jersey was also published at the beginning of June. OSP's Transportation Team reviewed the plan, and while finding it consistent with the State Plan, had some pertinent comments to contribute to the plan. The Office of State Planning will be working on resolving these concerns with NJTPA.

Urban Coordinating Council (UCC)

As one of the State Treasury Department's representatives to the Urban Coordinating Council that was created by Governor Whitman in March of 1995, OSP works closely with the Council, the Governor's Office, and UCC's subcommittees to fulfill the goals laid down by the Governor for urban revitalization.

OSP also participated in evaluating neighborhood revitalization plans submitted by cities not included in the first year of implementing the strategy.

Multi - Agency Initiatives

Land Use, Environment and Infrastructure Study (LUIE)

The Land Use, Environment and Infrastructure Study represents a precedent-setting effort for New Jersey. Initiated and coordinated by the Office

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The OSP Staff worked with officials from the following municipalities on Center designation, consistency review, technical assistance in preparing for master plan updates and other aspects of implementation of the State Plan.

- Andover Borough
- Bayonne
- Bedminster
- Beverly
- Bloomfield
- Bloomsbury
- Boonton
- Brick
- Bridgeton
- Bridgewater-Raritan-Somerville
- Bryam
- Cape May City
- Cape May Point
- Center Square/Swedeseboro/Woolwich
- Chesterfield
- Cinnaminson
- Cranbury
- Cranford
- Deptford
- Dover Town
- Downe
- East Amwell
- Elizabeth
- Elk
- Florence
- Franklin Borough
- Frenchtown
- Garwood
- Gloucester Township *(Camden County)*
- Greenwich *(Cumberland County)*
- Greenwich *(Warren County)*
- Hackettstown
- Haddonfield
- Hamburg
- Harding
- Hardyston
- Hightstown
- Hillsborough
- Hopewell *(Cumberland County)*
- Independence
- Jamesburg
- Knowlton
- Lacey Township
- Lambertville
- Lincoln Park

New Jersey
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of State Planning, Department of Transportation, Department of Environmental Protection and the Middlesex-Somerset-Mercer Regional Council, this study will take a comprehensive and far-reaching look at issues such as the relationships of law, regulation and permit issuance to decisions on land use, transportation improvements, water supply and waste water treatment improvements, and the environment. The information provided by the study will be used to make specific administrative and legislative recommendations and will help determine the future direction of this densely populated region of New Jersey.

FY96 The LUIE Steering Committee selected MSM and Lehr & Associates as the consultant on the Land Use, Environment and Infrastructure Study. Subsequently, MSM and Lehr & Associates initiated work on the project, in May 1996 and will be submitting a final report in the fall of 1997.

FY97 Two major conferences were held, where the outcomes of the study were discussed and a project timeline was set.

Access to the Region's Core (ARC)

The Office of State Planning is part of the Technical Advisory Committee (TAC) for the Access to the Region's Core project jointly sponsored by the Port Authority, the Metropolitan Transportation Agency and NJ Transit.

FY96 TAC met for the first time in early June to hear a general outline of the study's scope and schedule. Some 90 potential transportation improvements were evaluated and put in about 15 packages of measures for improving access to midtown Manhattan from northern New Jersey and western Queens. Rail freight is also an important part of this study.

The Office of State Planning relayed staff comments on the proposed alternatives to the ARC study team, stressing the importance of regional connectivity over simply getting people in and out of Manhattan. OSP convened a meeting to discuss the significance to New Jersey of the 15 ARC alternatives in preparation for the selection of 4 alternatives for more detailed study. The meeting, which was held at NJTPA headquarters in Newark, included representatives from all the affected counties as well as DOT and NJ Transit.

FY97 The Access to the Region's Core (ARC) project selected four alternatives from the original 15 on the basis of Phase 1 of the study. Two of the four were selected for detailed feasibility studies in Phase 2. OSP arranged for a briefing for the Treasurer's Office in February on the results of the study. As a result of the briefing, the ARC staff began preparation of a report on the specific benefits to NJ of the ARC project. This report is expected to be released in early FY98.

Other Regional Planning Efforts

From time to time, OSP is invited to present information or participate in other regional planning efforts. This form of technical assistance is crucial to advancing the vision of the State Plan.

FY96 The Director gave an address to the kickoff meeting of the Route 130 Corridor Consensus Planning Project sponsored by Burlington County and 12 municipalities.

Local Planning Assistance

The long-term success and efficacy of the New Jersey State Development and Redevelopment Plan is significantly predicated upon its acceptance and utilization by municipalities and counties across the state. To achieve that goal, the State Planning Commission and the Office of State Planning work closely with local and regional governments, providing technical information and support to help them use the plan and to reap the long-range benefits to their area's quality of life and economic health.

In addition to offering technical information, SPC and Staff also provide more formal support, such as revising the State Plan Map to designate Centers or change planning areas; reviewing master plans for consistency with the State Plan, and evaluating major development site plans.

Mapping

The New Jersey State Plan is one of the very few state plans across the country that contains a mapping component, providing a comprehensive and invaluable record of local conditions, progress chart and blueprint for the future, all combined into one visible depiction of the plan. The majority of other state plans throughout the country offer users the conceptual limitations of policies alone, without physical representations to aid in understanding, coordinating and implementing their plans.

The New Jersey State Plan, as presented via the Resource Planning and Management Map (RPMM) identifies current features throughout the state, in addition to proposing a vision for development and conservation in the future. Any state agency, county or municipal government, organization or private citizen can petition the SPC to amend the map giving the whole process a flexibility that heightens the responsiveness of the State Plan to the needs and concerns of New Jerseyans.

FY96 A statewide display of the Resource Planning and Management Map including local roads, rail lines and stations was completed. Additionally, Resource Planning and Management Maps were completed for all counties.

FY97 In cooperation with NJDEP, a mapping effort was undertaken to identify sewer service areas.

Center Designation

There are two ways to change the State Plan Map. One way is to petition the State Planning Commission to designate a community as a Regional, Town, Village or Hamlet Center. Designation of a Center provides important reference information, denoting its ability to absorb additional growth, industry and population without placing untenable strain on existing facilities and infrastructures. For the municipalities and counties it is invaluable in that it provides the opportunity to work with key state agencies to achieve a shared plan for the future.

By compiling designated Centers across the state onto its central resource management map, OSP can provide all levels of government departments and agencies with a comprehensive, detailed look at the best areas in

(municipalities continued)

Little Egg Harbor
Long Branch
Lumberton
Manchester
Mansfield (*Warren County*)
Maple Shade
Mendham Borough
Merchantville
Middle Township
Middletown
Millburn
Millstone Township (*Monmouth County*)
Montgomery
Morristown
Mount Olive
Mountain Lakes
Ocean City
Ocean Township
Ogdensburg
Oxford
Pennington
Penns Grove
Phillipsburg
Plumsted
Pohatcong
Princeton Township
Princeton Borough
Red Bank
Ridgefield
Sandyston
Shrewsbury
Southampton
Sparta
Springfield Township (*Burlington County*)
Stafford
Sussex Borough
Trenton
Union Township (*Union County*)
Vernon
Voorhees
Wanaque
Waretown
Washington Borough (*Warren County*)
Washington Township (*Mercer County*)
Washington Township (*Morris County*)
Washington Township (*Warren County*)
West Milford
West Windsor Township
Winslow
Woodbury
Woolwich

New Jersey
State Planning Commission
& Office of State Planning

which to concentrate efforts in order to maximize the potential for future growth. This is a vital step towards meeting the vision laid out by the State Plan of creating 'communities of place' for all New Jerseyans to live and work.

FY96 *The State Planning Commission approved Regional Center designations for Bridgewater-Raritan-Somerville, Long Branch, Morristown, Princeton Borough and Township, and Red Bank; and Village Center designation for Cranbury.*

FY97 *The SPC approved Town Center Designations for Plumstead, Andover, Metuchen, and Hightstown; and Village Center designation for Cape May Point.*

FY96 The State Planning Commission approved Regional Center designations for Bridgewater-Raritan-Somerville, Long Branch, Morristown, Princeton Borough and Township, and Red Bank; and Village Center designation for Cranbury.

FY97 Plumstead, Andover, Metuchen and Hightstown were designated as Towns. Cape May Point was designated as a Village.

Planning Area Changes

The other way to revise the State Plan Map is to change a planning area. From time to time, since the adoption of the State Plan, new information becomes available that necessitates updating the map. The State Planning Commission recognized this possibility and created a procedure to enable local governments or members of the private sector to ask the Commission to revise their planning area before the next Cross-acceptance process of the State Plan.

FY96 A State Plan map amendment for Greenwich Township, Warren County, was turned down by the SPC without prejudice and with full public review and discussion. The Commission recommended that Greenwich Township work with adjacent municipalities and Warren County to propose agreed upon modifications during the next round of Cross-acceptance.

Consistency Reviews

One of the characteristics of the New Jersey State Development and Redevelopment Plan that makes it such a unique effort, is its identity as a vision for balanced growth. The State Plan offers municipal, county and regional governments and planning boards, comprehensive data and far-reaching forecasts and scenarios that provide invaluable information to support reasoned decisions.

Once those decisions are made and plans are developed, a municipal, county, regional or state governing body or agency may then request that its plan be reviewed for consistency with the State Plan. At that time, OSP staff evaluates the plan and offers either a formal or informal review, identifying areas of the plan where it is consistent with the State Plan. Differences can then either be allowed for, adjusted or serve as the basis for making a revision to the State Plan itself.

The process may be beneficial to any government or entity that has prepared or may prepare a new plan; a consistency review brings state agencies into the discussion which may be able to provide critical information and resources to the applicant. This coordination may also serve to increase opportunities to implement the State Plan.

FY96 OSP completed formal consistency reviews of the Frenchtown, Pohatcong Township, and Stafford Township Master Plans.

FY97 An informal review of the Vineland Master Plan was undertaken.

Municipal Master Plans Reviewed for Consistency with The State Plan in FY96

Frenchtown
 Pohatcong Township
 Stafford Township

Site Plan Reviews

Uncontrolled and unplanned development throughout New Jersey has led to many of the current pollution, population, and housing problems, and depleted resources that trouble New Jersey today. In an effort to maintain and raise the standard of living and quality of life in New Jersey, to create more 'communities of place,' OSP has begun using a provision of the Municipal Land Use Law requiring that any development project over 500 units or 150 acres must be submitted to the Commission prior to local approval. OSP then reviews the submitted plans and, if requested, will also provide comments and recommendations that will better help the applicant attain more consistency with the State Plan.

FY96 During the year, 86 plans were submitted to OSP. We also developed a checklist to help determine whether major developments are in accord with the principles of the State Plan and whether they help a community to move closer to becoming a Community of Place.

FY97 Approximately 70 applications were submitted.

Public Information And Education

An important function of the State Planning Commission and its Staff is to educate and inform the public about planning in general, and the State Plan in particular. Getting the public involved, answering their concerns and questions, and presenting the process of planning as a dialogue, not an enforced mandate, maximizes the potential for positive, enthusiastic public support for future projects. This support translates into a feeling of personal investment on the part of the public, giving them the identity of stakeholders in their own community - and helping to build a solid base for community development and revitalization. People who feel invested in where they live, give back, in terms of shopping dollars, long-term residence, and involvement in community issues. All of these factors are essential in creating communities of place.

To be effective a State Plan must be understood, supported and implemented throughout the state. Educating the public, earning their support through listening to their concerns and providing open, informed discussion, is absolutely critical for the overall success of the New Jersey State Development and Redevelopment Plan.

Town Meetings

FY96 The SPC's Public Affairs and Outreach Committee held five "Listening to New Jersey" sessions to solicit input on the State Plan, especially recommendations for possible changes, in preparation for its revision. These town meetings were held in Cape May, Edison, Morristown, Mt. Laurel and Newark. At each meeting, approximately 15-40 people from local, county and state governments, the business community, media and other citizens asked questions about and provided comments on the State Plan.

FY97 Five more "Listening to New Jersey" sessions were held. Over 150 people met in Liberty Twp. (Warren County), Somerville, Freehold, Deerfield Twp. (Cumberland County) and Mannington Twp. (Salem County).

NJ State Planning Commission Designated Centers as of June 30, 1997

URBAN CENTERS

Atlantic City, Atlantic
Camden, Camden
Elizabeth, Union
Jersey City, Hudson
New Brunswick, Middlesex
Newark, Essex
Paterson, Passaic
Trenton, Mercer

REGIONAL CENTERS

Newton
Millville-Vineland
Dover (Morris)
Princeton
Morristown
Long Branch
Bridgewater-Raritan-Sommerville
Red Bank

TOWNS

Woodstown
Ridgefield
Hopatcong
New Egypt
Andover
Metuchen
Hightstown

VILLAGES

Hopewell (Mercer)
Mendham
Cranbury
Cape May Point

New Jersey
State Planning Commission
& Office of State Planning

Conferences, Workshops And Forums

FY96 OSP had an exhibit at the three-day-long League of Municipalities Annual Conference in Atlantic City and took part in several panels at the conference, including sessions on Traditional Neighborhood Design, the State Development and Redevelopment Plan, and the Consultants Roundtable. In FY97, OSP again had an exhibit, staffed a consultant table, and participated in sessions on The State Plan.

In FY96 & 97, at workshops sponsored by the New Jersey Planning Officials, OSP staff briefed hundreds of planning board and zoning board members on the State Plan. Workshops were held in Monmouth County and at Burlington County Community College, Raritan Valley Community College and Union County College

OSP was a co-sponsor with the New Jersey Committee of the Regional Plan Association and the Bloustein School of Planning and Public Policy at Rutgers University, of a program on "The Third Regional Plan and the New Jersey State Plan: Towards a Common Future." The conference presented the plans to a receptive audience and provided a forum to discuss implementation of both plans.

We were also a co-sponsor of a day long conference of over 200 planners on neo-traditional community design held at Rutgers in New Brunswick. Andres Duany, the originator of the traditional neighborhood development concept was the featured speaker.

OSP began hosting a series of brown bag lunches, inviting other state agencies as well as county planning offices, to hear presentations and engage in discussion on topics relating to the State Plan. Topics so far have included utility impact fees, the influence of big box retail on retail planning and zoning, MSM's Forum 2020, LUFNET (a planning process to increase public participation), using market forces to guide growth, OSP computer models, a sustainable development education project and how suburbia is portrayed on film.

Internet Home Page

FY96 A comprehensive catalog of information regarding the State Plan, SPC and Staff, is available on the Internet through the Office of State Planning's home page, OSPNet. This service is accessible through the State's home page at <http://www.state.nj.us/osp/>. This greatly increases the accessibility of the State Plan to the public and interested parties on a 24-hour basis.

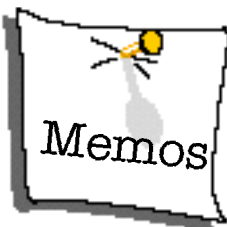
The entire State Development and Redevelopment Plan is online, as is the SPC's enabling legislation, the New Jersey State Planning Act, and the State Planning Rules. OSP is making publications such as "Local Planning Techniques that Implement the State Development and Redevelopment Plan," along with many others, available for perusal or to be downloaded for additional reference. There are also links to LUIE project and other planning organizations in New Jersey.

The OSP home page also makes it easy to e-mail groups or individuals. Visitors to the home page can just press the 'mail' button to ask questions or request information about the State Plan.

OSP HOME PAGE ADDRESS

<http://www.state.nj.us/osp/>

OSPlanning



Development Review Checklist

Big Box Retail

Codes for Centers:
Development Regulations for
Compact Communities

Growth Simulation Model

Historic Preservation

Utilizing Radio, Television & Newspapers

OSP staff members have initiated a number of interviews with regional radio, television stations and newspapers in order to build and enhance public understanding and support of the State Plan.

FY96/97 The Director was a featured guest on a Piscataway Community TV12 program that addressed the State Plan and its impact on the central Jersey region.

OSP staff also participated in WPAT-AM/FM's radio series, "Suburbia: America's Dream or Dilemma?" The topic was 'Suburbia and State Planning.'

These programs provided OSP with effective forums for addressing local concerns regarding the future of suburbia in the coming years.

Publications

FY96 OSP started publishing a new monthly series of newsletters called the OSPlanning Memo. This publication highlights strategies, techniques, and data of interest to New Jersey's planning community. The inaugural issue featured the Development Review Checklist which was prepared by OSP to assist communities, and anyone involved with the development process, to improve the quality of development and to do so in ways that are consistent with the State Plan. Other issues have focused on topics as diverse as Big Box Retail and its impact on the surrounding communities and their infrastructures; Codes for Centers: Development Regulations for Compact Communities; Using OSP's Growth Simulation Model; and issues surrounding Historic Preservation. In FY97, OSP Memos covered Brownfields, Land Use and Planning, Indicators, Land Use Governance Reform, Statewide Planning: A National Overview, Planning Virtual Communities and Planning for the Environs of a Center.

"Local Planning Techniques," a compendium of exemplary techniques found in New Jersey master plans, was published and distributed to planners and decision makers around the state. With this publication, OSP began a 'fax back' service to distribute information on individual planning techniques to interested parties. Additional planning and plan implementation techniques are being added to the compendium several times a year.

Editions of the Office of State Planning's newsletter, State Planning Notes, were published in Fall/Winter 95, Spring/Summer 96 and Fall/Winter 96. Over 3,000 newsletters were distributed.

The State Planning Commission and the Office of State Planning published their second annual report for FY95. This is the Third Annual Report. Copies were distributed to every municipality, county, legislator and State agency, and to interested individuals and organizations.

Planning Education

FY96 OSP began collaborating on a long term project to educate NJ planning officials on regional planning issues and on the relationship of the State Plan to their work. The effort is being spearheaded by a former municipal planning board member and is eventually to lead to the development of a course to be taught at Rutgers University Center for Government Services.



FY97 OSP participated in a number of training sessions throughout New Jersey sponsored by The New Jersey Planning Officials for new and experienced planning and zoning board members.

LEGISLATIVE ACTIVITIES

The State Planning Act requires that the State Planning Commission and Staff periodically review and make recommendations concerning the current state of planning in New Jersey, including an assessment of procedures and policies. One of the Office of State Planning's responsibilities entails providing an analysis of proposed legislation and its possible compliance or conflict with the goals stated in the State Plan.

FY96/97 OSP analyzed the proposed Urban Redevelopment Act (S-1655), especially with respect to its possible impact on the State Planning Commission, the Governor's Urban Coordinating Council initiative and the Office of State Planning. The Office of State Planning also reviewed the Governor's conditional veto of S-1655 and made recommendations to reinforce the importance of planning.

In addition, Assembly Bill 1684 and related documents were analyzed by OSP staff for potential opportunities for transferring development rights. This bill was approved by the Legislature and signed by Governor Whitman, and allows for the transfer of development credits from one non-contiguous parcel to another. An analysis of practices currently authorized under the Municipal Land Use Law and under the new law in comparison to 'pure' transfer of development rights concepts was completed.

Finally, an index of New Jersey statutes and regulations citing the State Development and Redevelopment Plan was completed by OSP.

REVISING THE STATE PLAN

The framers of the State Planning Act were long-sighted in their vision, building ongoing monitoring and evaluation activities into the Act in order to keep the State Plan as versatile and responsive as possible to the needs and concerns of local governments, the general public, and changing environmental and economic factors. These activities form the basis for tracking the implementation of the Plan.

The Office of State Planning monitors the Plan in a variety of ways including public meetings, outreach efforts, newsletters, utilizing data from a number of agencies (federal, state, regional, local), census information, and its own data base. Proposed revisions to the adopted State Plan can therefore be evaluated based on all of these equally significant sources of information.

FY96 In the past year, the State Planning Commission's Plan Development Committee conducted an intensive review of the structure and intent of the adopted State Plan, and also developed options for reorganizing the goals of the Plan and future revisions in the Preliminary Plan.

A process was proposed for development of a Preliminary Plan with the intent of undertaking the initial cross-acceptance stage. Also proposed were changes in the State Planning Rules addressing cross-acceptance procedures

and policies, and options for revising the priority system. Based on these proposals, the Office of State Planning developed draft chapters of the Plan's goals. Those revisions in the State Planning Rules covering cross-acceptance were completed and presented to the SPC's Plan Development Committee.

The first set of proposed State Plan indicators and targets was presented to the SPC at their September 29th meeting. Indicators are vital in helping determine how well we are meeting the goals of the State Plan.

In preparation for the revision of the State Plan, the Office of State Planning began holding a series of meetings with state agencies to discuss their relationship to the State Plan, to review the statewide policies that pertain to them and to begin the process of coordinating indicator programs with OSP's legally mandated monitoring and evaluation program.

FY97 Staff provided information to assist The State Planning Commission in revising The Plan. A Reexamination Report was drafted. The SPC approved The 1997 Reexamination Report and Preliminary Plan in June 1997.

STATEWIDE HOUSING AND CAPITAL NEEDS

In keeping with one of the mandates of the State Planning Act, each year we publish an annual report summarizing our progress towards providing housing, along with an accounting of capital needs. We also provide this valuable information to municipal, county and state agencies and governments to assist them in implementing the State Plan. Towards that end, OSP prepares land use and impact models, tracks trends, makes forecasts and develops scenarios based on population, employment, housing and land demand data. These forecasts, along with additional information, are intended to help government officials and planners determine the best course to take to balance economic growth, enhance the quality of life for residents, minimize strain on existing facilities and infrastructures, and preserve environmental or historic resources.

Housing Trends

Residential construction in New Jersey consists mainly of single family dwelling units. Between 1986 and 1990, single family units accounted for seven of ten homes authorized. On an annual basis between 1991 and 1996, over 80 percent of all units authorized were single family units.

Residential development activity in 1994, 1995, and 1996 as reflected by NJDOL building permit data, was greatest in Ocean, Middlesex, Monmouth and Morris Counties.

Forecasts of Population, Employment, Housing and Land Demand

In 1996, the U.S. Bureau of the Census released 1995 estimates of New Jersey's population by county. For this annual report, these figures can be compared to the Rutgers University Center for Urban Policy Research PREFIT projection. PREFIT is an average of the 1985 New Jersey Department of Labor Historic Migration and Economic-Demographic Model, as modified by CUPR in 1991.

Table 1

Dwelling Units Authorized by Building Permits

	Total Dwelling Units Authorized	PRIVATE				Public Housing Units
		Single-Family	Two-Family	3 or 4 Family	5 or More Family	
1985	55,015	37,475	1,954	1,070	14,026	490
1986	57,074	42,253	2,360	529	11,680	252
1987	50,325	35,873	2,174	717	11,528	33
1988	40,268	27,684	1,770	376	10,438	0
1989	29,929	20,217	1,054	370	8,042	246
1990	18,008	12,960	606	174	4,204	64
1991	14,777	12,837	414	103	1,405	18
1992	21,676	18,382	598	111	2,276	309
1993	27,746	23,341	681	368	3,261	95
1994	26,986	23,697	630	201	2,458	98
1995	24,561	19,788	787	482	3,504	23
*1996	24,173	20,853	880	211	2,229	n/a

Source: New Jersey Department of Labor

*Source: US Census Bureau, Annual 1996 New Privately Owned Housing Unit, (authorized by building permits)

At the statewide level, New Jersey is well on the way to exceeding the 2010 population projected by the PREFIT Model. In the five years since the 1990 Census, the State has already gained 215,110 persons, representing 41 percent of the post-Census 520,012 population gain needed to achieve 8,250,200 persons in 2010.

Union and Bergen County were both projected to decline in the PREFIT projection, but the counties actually had (estimated) population increases between 1990 and 1995. The Census 1995 estimates show the bulk of population increases occurring in suburbanizing counties such as Middlesex, Monmouth, Morris, Ocean and Somerset with estimated increases for Middlesex, Monmouth and Morris substantially greater than the growth shares projected by CUPR. Counties growing relatively more slowly than projected by CUPR include Cape May and Sussex. Only Hudson, Essex and Salem showed estimated population declines.

Additionally, a wide variety of employment forecasts exist for New Jersey in the year 2010. Employment (non-agricultural) for the same year ranges from 4,136,000 to 4,320,000. Housing need for the forecast period ranges from 430,850 new units (or 20,540 per year on average) to 542,425 (27,120 per year).

The housing need forecast was generated by the population and employment distribution model of the Office of State Planning using assumptions provided by NJDOT. Statistics on dwelling units authorized by building permits, compiled by NJDOL, appear to have been within this range since the State Plan's adoption.

Table 2

NJ GROWTH: CENSUS 95 ESTIMATE AND CUPR PREFIT PROJECTION

	Census 4/1/90	1995 POP	NUMBER	PERCENT
Census 1995 Estimate	7,730,188	7,945,298	215,110	2.78%
PREFIT 1995 Projection	7,730,188	7,786,101	55,913	0.72%

FY96 Trend forecasts by municipality for population, employment and households to 2010 for Somerset and Sussex Counties were developed in conjunction with the county planning offices for use in their planning as well as in revision of the State Plan. Cumberland and Ocean Counties are currently reviewing 2010 trend scenario forecasts provided by OSP. In addition, OSP staff met with Bedminster Township's planning consultant to review modeling efforts and discuss potential applications on the local level.

OSP's Population and Employment Distribution Model, along with a user's guide, was distributed for use by a number of counties in a pilot project to gauge the model's and guide's efficacy. Based on feedback received from the participants, revisions will be made to both. Once the changes are incorporated, both the Population and Employment Distribution Model and its guide will serve as invaluable tools for county and municipal governments during the next round of Cross-acceptance.

FY97 Based on user comments, substantial changes were made to the Growth Simulation model. A new user interface was programmed so that the model uses standard Windows conventions. Users now can input forecasts of seasonal housing, group housing, park development, agricultural preservation and the redevelopment of both residential and job-related land. The number of Beta test sites was increased from 2 to 6 (four counties and two MPO's). A booklet describing the use of the OSP model during Cross Acceptance also was published.

The model now has matured sufficiently that it attracted National and International attention. A description of the model's population assignment methodology was accepted for publication by the British Journal Environment and Planning. J. Reilly, the model's principal author, was invited to present a paper describing the model at the National APA conference. Mr. Reilly's co-presenters were Dr. John Landis, USC Berkeley, and Dr. Richard Klosterman, University of Akron. The model's success also resulted in Reilly being named to the ESRI technical advisory panel guiding integration between GIS development and Planning simulation models.

More importantly, the model has begun to be utilized by other agencies in New Jersey. SJTPO has adopted the OSP model and incorporated it into its transportation and air quality model. NJTPA is investigating a similar approach. As part of its technical outreach responsibilities, OSP and Rutgers University cohosted a very successful conference on Land Use and Transportation modeling in New Jersey.

Capital Needs

The infrastructure needs assessment adopted by the State Planning Commission in 1992 as part of the State Plan identified a need of \$116 billion in infrastructure investment by the year 2010, based on existing development trends. That total represents needs for infrastructure serving the public provided by all levels of government, public utilities and the private sector.

More than half of the total need was required for local community needs, and nearly two-thirds of the total was to overcome existing deficiencies in municipal, county, regional and State investment levels. More than 40 percent of the total projected need was for roads, bridges and tunnels. Revenue projections for the same period amounted to \$96 billion, leaving a shortfall of \$20 billion.

Rates of current capital spending as reported in the FY 1992-1997 New Jersey State Budget proposals show significant variation over the past six years.

FY96 Programming revisions of the Road Costs Impact Model were completed to better gauge the costs of providing additional local roads to secure new development. An initial series of Trend scenarios (baseline and optimistic rates of growth based on minimal external interference) including population, employment, land consumption, road and sewer cost changes 1990 to 2010 were developed by the Office of State Planning. Various scenarios to simulate effects of potential Plan policies are currently in preparation.

FY97 A detailed statistical analysis of local government current expenditures was performed. The study related population density and mean household income to current expenditures. Findings from this study were incorporated into revisions to the portion of the OSP growth allocation model that calculates municipal expenditures.

FOCUS ON THE FUTURE

It has been over ten years since the State Planning Act went into effect — years of dedicated effort, scrupulous research and committed outreach to the people of New Jersey. Creating a workable plan that addresses the state's economic needs, safeguards the environment, revitalizes urban areas, provides for small towns and rural communities, and protects New Jersey's farmlands, along with its historic and cultural resources, has been a monumental undertaking.

Implementation of the State Plan

But, beyond the research and the planning and the mapping and the negotiating and the revising, what does the State Plan mean in simple layman's terms? Why is it worth all this effort and time and resources?

The Rutgers University Center for Urban Policy Research assembled a team of academic and private sector experts in the late 1980's to conduct a comprehensive impact assessment of the Plan. They found that compared to current development patterns, by the year 2010, Plan implementation could result in:

\$380 million in annual savings in operating costs to municipalities and school districts;

\$700 million in savings in road capital costs;
\$562 million savings for water supply and sewer capital costs; and
\$178 million in savings for school capital facilities.

In addition implementation of the Plan means:

the protection of 30,000 acres of environmentally fragile lands;
the preservation of 40,000 acres of farmland; and the reduction of water pol-
lutants by 40%.

These figures, impressive as they are, still can't begin to capture the revital-
izing effect on the quality of life, the number of jobs, the standards of edu-
cation that implementing the State Plan means to the people of New Jersey.

The implementation process involves a number of steps, such as consisten-
cy reviews and Center designations, which have been discussed in detail
earlier, in the chapter on Local Planning Assistance.

These two processes are fundamental in coordinating local, municipal and
state planning efforts and resources. They are laying the groundwork for
accomplishing the overall goals and long-term vision of the State Plan.

Since the Plan was officially adopted in 1992, formal consistency reviews
have been completed for the municipalities of Bedminster, East Amwell,
Frenchtown, Plumsted, Pohatcong, Randolph and Stafford. The municipali-
ties that have submitted their master plans for review have reported finding
the process beneficial in preparing or updating their plans.

Twenty-seven Centers have been designated, encompassing 31 municipali-
ties (see accompanying chart for complete listing). By including these
Centers, the State Plan's Map continues to grow in detail, comprehensiveness
and depth. As additional municipalities request designation as a
Center, more layers will be added to the Map — resulting in an informative
guide to understanding past present and future growth patterns throughout
New Jersey.

As the role of the New Jersey State Plan for Development and
Redevelopment becomes clearer and better understood by elected officials
and planners throughout the state, more and more municipalities are sub-
mitting their master plans for review and requesting Center designation.
They understand the long-term benefits of sharing the vision of the State
Plan, and becoming a viable partner in New Jersey's future.

Preparation for Cross-acceptance

Built into the State Planning Act of 1986 were guidelines for periodic gov-
ernment and public review of the adopted Plan on a continuing basis,
every three years - allowing for a certain amount of flexibility to adapt to
changing circumstances. The next round of Cross-acceptance is underway.

As part of this process, the SPC has reviewed the rules for Cross-accept-
ance, solicited public comments and revised the rules based upon that
feedback. The Commission then began the next step, which is the prepara-
tion of the Preliminary Plan itself.

This entailed a number of meetings with local, municipal and county government representatives, interested members of the public, along with state and federal agencies, to hear their comments and concerns regarding the State Plan. Successive revisions of the State Plan are being developed based on these assessments, and then once again presented for public and government approval.

All of this effort serves to develop a State Plan that is flexible, far-reaching, comprehensive and responsive to the needs and concerns of the people of New Jersey.

AFTERWORD

The adoption and implementation of the State Plan over the past decade is the result of an extraordinary effort by all involved to transform the goals defined by the State Planning Act of 1985 into reality. The New Jersey State Development and Redevelopment Plan provides us with a vision, showing us how to create a vital, productive and energized New Jersey that is ready, willing and able to take on the challenges and explore the opportunities of the next century. — Jay Cranmer, Chairman of the New Jersey State Planning Commission

Table 1

1995 POPULATION ESTIMATE AND PROJECTIONS

County	Census 4/1/1990	Census Estimates as of July 1, 1995	CUPR PREFIT POP95 PROJ (1991)	Census 95 Estimate Minus	CUPR PREFIT 95 PROJ Minus Census 90
New Jersey	7,730,188	7,945,298	7,786,101	215,110	55,913
Atlantic	224,327	233,996	231,326	19,669	6,999
Bergen	825,380	845,189	815,321	19,809	-10,059
Burlington	395,066	403,337	402,146	8,271	7,080
Camden	502,824	507,157	506,860	4,333	4,036
Cape May	95,089	98,340	100,206	3,251	5,117
Cumberland	138,053	138,058	139,355	5	1,302
Essex	777,964	758,626	737,009	-19,338	-40,955
Gloucester	230,082	243,748	236,152	13,666	6,070
Hudson	553,099	550,183	557,421	-2,916	4,322
Hunterdon	107,802	116,516	112,475	8,714	4,673
Mercer	325,824	330,305	328,644	4,481	2,820
Middlesex	671,811	698,494	676,523	26,683	4,712
Monmouth	553,093	585,230	556,094	32,137	3,001
Morris	421,361	444,354	424,254	22,993	2,893
Ocean	433,203	464,822	473,008	31,619	39,805
Passaic	453,302	463,466	451,957	10,164	-1,345
Salem	65,294	64,921	64,212	-373	-1,082
Somerset	240,245	265,440	247,591	25,195	7,346
Sussex	130,943	140,198	146,162	9,255	15,219
Union	493,819	496,310	485,771	2,491	-8,048
Warren	91,607	96,608	93,614	5,001	2,007

1995 Estimate

Source: US Bureau of the Census, Population Estimates Branch.

Prepared by: NJ Department of Labor, Div. of Labor Market & Demographic Research, 3/96.

CUPR PREFIT Projection

Source: Rutgers University, Center For Urban Policy Research,

Impact Assessment of the New Jersey Interim State Development and Redevelopment Plan, Report 1: Research Strategy, February 15, 1992, pp. 121, 122, 124.

