

Cross-Acceptance

Notes

January/February 1998

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Next SPC Meeting:

Wednesday, February 25, 1998
9:00 am
State House Annex
Senate Committee Room 4
125 West State Street, Trenton, NJ

A number of counties are holding follow-up cross-acceptance meetings. Call your local county planning office, or our toll-free number (1-800-522-0129) to find the meeting near you.

CAFRA Draft Rules Published

On December 1, 1997, the New Jersey Department of Environmental Protection published draft rules in the *New Jersey Register* to revise sections of the existing Coastal Zone Management Rules (N.J.A.C. 7:7E-1.1 et seq.) that concern planning and growth regions. These changes are intended to enable the department to effectively implement the 1993 legislative amendments to CAFRA which direct the department to consult with the New Jersey State Planning Commission and county and municipal governments in the coastal area and consider the policies and provisions of the State Development and Redevelopment Plan as called for in the State Planning Act (N.J.S.A. 52:18A-196 et seq.).

During the first cross-acceptance process (1989 - 1992), the Department participated in voluntarily coordinating efforts with the state's coastal county planning departments and representatives of OSP and SPC. This process also involved negotiations with the New Jersey Pinelands Commission staff regarding the Pinelands Comprehensive Management Plan to assure that there is consistency between the Coastal and Pinelands plans in overlap areas of the Pinelands National Reserve.

The department proposes to incorporate portions of the State Plan and its Resource Planning and Management Structure and Map to replace two subchapters of the State's Rules on Coastal Zone Management, specifically, Subchapter 5 - General Land Areas, and Subchapter 6 - General Location Policies. Highlights of the draft include: substituting the State Plan Resource Planning and Management Map for the existing Coastal Growth Ratings, eliminating the Existing Development Potential Criteria and Region Matrices, and adjusting the Intensity Values to encourage development in Centers

It is the Department's desire to make the coastal decision-making process more predictable, easier to interpret and apply, and more compatible with local zoning.

The N.J. Department of Environmental Protection is seeking comments on the draft rules by March 1, 1998, to coincide with the comparison phase of the cross-acceptance process. The Department hopes to publish a rule proposal in the summer of 1998, with the goal of adopting rules by the completion of the cross-acceptance process in 1999.

Two County Projects Receive Funding

Two county projects are receiving funding from the Office of State Planning to advance work related to cross-acceptance. The Middlesex County Department of Planning intends to prepare Endorsed Plan Designation Petitions for the seven Strategic Planning Areas. This project will not only benefit Middlesex County in their process, but also provide the other counties and SPC with a model for encouraging regional endorsed strategic plans.

The Hunterdon County Planning Department will produce a high quality, highly visual publication to aid municipalities in achieving the creation of "communities of place" as defined in the State Plan. This publication will also help municipalities achieve their individual goals related to the preservation of rural and historic character through integration of design elements and ordinances.

Forum on Traditional Neighborhood Developments

At the last State Planning Commission meeting, a Forum was held on "*Traditional Neighborhood Developments and Planned Centers: Recent Experience in New Jersey and Pennsylvania.*"

In suburban and rural areas, the State Plan recommends that much of the growth -- that would otherwise occur as sprawl -- be accommodated in existing and new Centers. Centers are compact, mixed-use, pedestrian-oriented development forms providing a diversity of housing and employment opportunities.

This forum highlighted several on-going efforts with mixed-use developments that embody the principles advocated in the State Plan. Speakers discussed the experience of Washington Township (Mercer County) with its planned Town Center; presented a planned traditional neighborhood development in Lakewood; and provided an overview of similar efforts in the Philadelphia suburbs. A summary of the Forum will be produced in an upcoming OSP publication.

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New Cross-Acceptance Memos Available

Two new publications will be available in February to assist municipalities, counties and the public in cross-acceptance. "Projecting Growth and Infrastructure Needs in Cross-Acceptance" identifies how counties and municipalities should develop population and employment projections, and how this data may be incorporated in the State Plan. As an optional element of cross-acceptance, the OSP growth simulation model provides the user with the opportunity to define, test and compare several alternate growth scenarios in a given cycle. Infrastructure needs could be linked to growth projections in any of these scenarios. And, the impacts can be estimated and weighed to help officials on all levels of government make decisions regarding growth and preservation.

"Developing Indicators and Targets During Cross-Acceptance" advances ways to evaluate and agree upon ways to measure whether the State Plan or local plans are achieving the stated goals. The State Planning Act requires that the State Plan contain "appropriate monitoring variables and plan targets...to be evaluated on an on-going basis following adoption" of the State Plan. the Preliminary Plan refers to these monitoring variables as "indicators." In addition, the Cross-Acceptance Manual advances identifying and developing indicators for regional, county and local plans as a recommended element for inclusion in cross-acceptance reports. This memo provides information needed for local officials and others to evaluate the Plan's key indicators, and to recommend targets for inclusion in the adopted Plan. Contact OSP to obtain either publication.