

YEAR IN REVIEW

New Jersey Office of State Planning

AUGUST 2000

Fiscal Years 1999 & 2000 Annual Report

www.state.nj.us/osp

New Jersey Is a Leader In Smart Growth Efforts

Fiscal '99-'00 and '98-'99 have been a particularly busy and exciting time in the history of the State Plan as well as its position both within the state and outside its borders.

The Office of State Planning has benefited under

the leadership of Commissioner Jane M. Kenny of the Department of Community Affairs. The support of Commissioner Kenny and Governor Whitman has enhanced, and put a spotlight on, the work of the Office of State Planning and the State Planning Commission.

In April 2000, Governor Whitman received two national awards. She received the American Planning Association's top award, for Distinguished Leadership for an Elected Official and an award from Renew America for environmental sustainability.

In 1999, the governor was awarded another Renew America award, which was accepted in Detroit by Commissioner Kenny.

Among the governor's most significant planning-related accomplishments cited by the APA in April 2000 were: implementing a state ballot initiative overwhelmingly approved by the voters in November 1998 to preserve one million acres of open space and farmland over the next decade, and initiating state funding to help counties and municipalities do smart growth planning.

MESSAGE FROM THE DIRECTOR & CHAIRMAN

Dear Citizen of New Jersey,

New Jersey's blueprint for smart growth, the State Development and Redevelopment Plan, lays out how to accomplish three key ideas for how we use our land rather than gobble it up by wasteful sprawl.

They are:

- *invest money and effort first in our existing cities and towns;*
- *create compact, mixed-use centers and new, real communities where people have more choices and where people want to live, work and raise a family; and*
- *grow in ways that conserve precious farmland, open space and natural and historic resources.*

The State Plan is a living document that presents strategies for our state to grow in ways that make sense – and also saves billions of tax dollars.

This period has been an exciting and exceptionally busy one for the New Jersey State Planning Commission and its staff arm, the New Jersey Office of State Planning. The Commission has benefited from the strong leadership of Governor Christine Todd Whitman and Jane M. Kenny, Commissioner of the Department of Community Affairs.

Governor Whitman and Commissioner Kenny have given their personal attention and commitment to the work of the State Planning Commission and the Office of State Planning. For example, Commissioner Kenny has

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Saving Land, Money

Smart growth means growing in ways that makes more efficient use of land and infrastructure improvements, while protecting

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MESSAGE continued

established within the Department of Community Affairs a new unit, headed by Martin Bierbaum, devoted on a full-time basis to increasing awareness and compliance by state agencies with State Plan principles. State Plan teams have been established in various departments and training sessions with state employees have proven enlightening and successful. Cooperation and communication between and among state agencies has improved and has benefited counties and municipalities throughout New Jersey.

The fundamental land-use decisions that we make in local planning boards from High Point to Cape May, in 21 county seats, in 566 municipalities and in countless local, county, regional, state and federal agencies, affect us all. They are something that each of us as a resident of New Jersey needs to care about. Our future depends on it.

These decisions touch our daily lives. They determine whether we live in vibrant, safe, healthy, revitalized cities and towns. They determine whether we have an abandoned factory or a vacant underutilized lot on a city corner, or instead, in its place, affordable housing or thriving local businesses.

As Governor Whitman said, "New Jersey's historic initiative to preserve one million acres of open space in the next decade is only one part in keeping the 'garden' in the Garden State.

"Saving farmland and open space," she said, "requires better designing and smarter planning of our cities and suburban areas."

The State Plan being adopted in early 2001 by the Commission reiterates and clarifies the goals, policies and objectives of the 1992 State Plan.

Upcoming public hearings in all 21 counties during December and January present an opportunity for residents to learn more about the state's smart growth efforts and to comment on how they want to chart New Jersey's future.

This is a historic, once-in-a-lifetime opportunity for citizens to voice and influence what they want New Jersey to be, and look like, in the future. We can no longer afford to follow the development patterns of the past because land is an exhaustible commodity.

How we grow affects intangibles like quality of life, but it also affects our pocketbooks. Planning wisely is also a way to plan financially wisely. The State Plan makes good, old-fashioned common sense.

I urge you to get involved in the decisions of your local and county planning boards and government officials. Your children and your grandchildren, and their children and grandchildren, will thank them in the future for what you do today.

Sincerely,

*Herbert Simmens, Director
Office of State Planning*

*Joseph J. Maraziti, Jr., Chairman
New Jersey State Planning Commission*

Commissioners

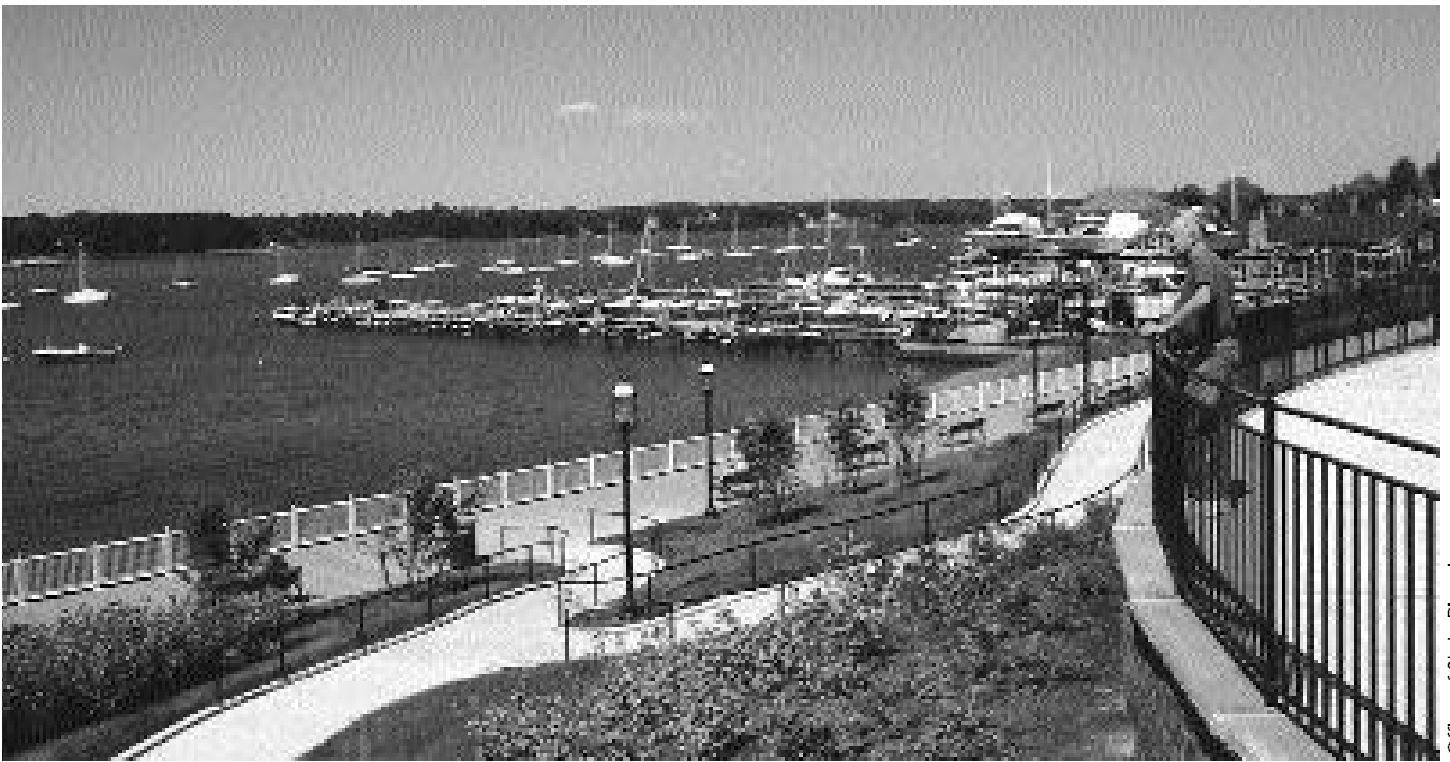
1999

Joseph J. Maraziti, Jr., Chairman
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Kenneth Scherer
Robert C. Shinn
James Weinstein
Barry Zagnit

Legal counsel: Daniel J. Reynolds, Senior Deputy Attorney General, New Jersey Department of Law and Public Safety



Office of State Planning

This new municipal park along the waterfront in Red Bank provides public access to a natural amenity, the Navesink River.

Center Designation, Endorsement Provide Benefits to Communities

Throughout fiscal 1999 and 2000, word spread among New Jersey municipalities about the benefits of participating in the State Plan process. More than 250 communities have proactively stepped forward to be part of the process.

This includes the nearly 80 municipalities that have been designated as centers by the State Planning Commission, or are included in an endorsed regional plan.

See complete list of designated centers and endorsed plans on page 23.

Public and municipal participation is at the heart of the philosophy of the State Planning Commission.

The benefits of incorporating State Plan concepts, policies and strategies into local master plans come in two broad categories. First, a community can use the state planning process to create a comprehensive dialogue with state agencies, county government and even neighboring communities to gain consensus on the public facility, environmental and other improvements necessary to achieve a community's goals. No longer will a community have to deal separately with each state agency on projects and plans.

Second, very tangible and measurable benefits will be realized. Planning for compact development and redevelopment — the creation of communities of place — located to minimize

impacts on farmland and environmentally sensitive land, will save our residents 175,000 acres of land and \$5 billion of infrastructure capital and operating costs over 20 years.

This will happen while improving water quality and without harming our economy. A portion of these benefits can accrue to communities with the comprehensive, coordinated planning the State Plan advocates.

To provide strong incentives to communities to participate in the state planning process, municipalities and counties that have their plans endorsed by the State Planning Commission are entitled to greater priority to receive funding, permit review, and technical assistance from state agencies.

Eighteen programs at the state and regional level provide priority assistance to State Plan centers and communities with endorsed plans.

Municipalities across New Jersey are choosing to utilize the State Plan to enhance their own local planning objectives. The plan is flexible and can be used by communities to promote conservation, development or redevelopment or, in most communities, a combination of these objectives.

One-stop Shopping

Long Branch is a good example of a community using the State Plan as a tool for revitalization. The shore community used the center-designation process as a springboard to achieve a first-of-its-kind combined permitting for its local permits as well as Coastal Area Facility Review Act (CAFRA) requirements. It's a kind of one-stop shopping that cuts red tape and saves money and time. In the process, Long Branch is enhancing its ability to attract private concerns to invest tens of millions of dollars to revitalize the city, in order to leverage infrastructure investments from state agencies.

A municipality that is using the State Plan and the center-designation process to create a new town center is Washington Township in Mercer County. The growing community is concentrating development in a new model town center on Route 33, while protecting the farmlands and environmentally sensitive lands in a greenbelt around the town center.

State agencies are meeting regularly with the township to coordinate permits and support infrastructure investments to insure the success of this unique effort. The developer broke ground on the project in May and consumer interest was high, with 50 home purchases the first day.

Another important way that New Jersey's diverse municipalities can use the services of the Office of State Planning is through requesting a "no obligation" review of their master plans. Pohatcong and Bedminster, for example, used these master plan reviews to guide their planning process, and ultimately to defend provisions in their plans and ordinances against legal challenge.

In June 2000, a state appeals court affirmed a Superior Court judge's decision involving Bedminster Township. In the decision, the appellate judges sup-

Public and municipal participation is at the heart of the philosophy of the State Planning Commission.



Washington Township in Mercer County is creating a new town center. Among those celebrating the groundbreaking last May are township Planner Robert Melvin, far left; Mayor Nancy Tindall, center, holding the shovel with developer Thomas Troy of Sharbell Development Corp.

ported reliance on the State Plan in making local land-use decisions.

State Planning Commission Chairman Joseph J. Maraziti, Jr., said the unanimous appeals court decision “should serve to give a real boost of support and confidence to municipalities throughout New Jersey who are doing the hard work that underlies thorough, smart-growth planning.”

The judges affirmed a lower court ruling issued by Superior Court Judge Robert E. Guterl in October 1999 in the case of *Kirby v. Township of Bedminster*. The land owner, F.M. Kirby, challenged two ordinances involving zoning and lot-size averaging in the Somerset County community of Bedminster Township.

The State Planning Commission voted in February 2000 to seek court approval to participate as an *amicus curiae* - or “friend of the court” - in the appeal of Judge Guterl’s decision that was brought by the land owner. The role of an amicus is to provide a court with the benefit of a particular background, experience or input that the other parties in a case could not provide.

Zoning is Local

“The real significance of this case from the viewpoint of the State Planning Commission is that the trial court judge’s opinion made repeated references to the State Plan in reviewing the reasonableness of the municipality’s planning decisions,” according to Chairman Maraziti. “Our involvement in this case should not be mistakenly viewed as support for any particular zoning

requirement. The State Plan is not a substitute for local zoning. That is entirely a local decision for each municipality.”

Maraziti added that the Commission supports comprehensive planning by municipalities and counties.

In other areas of the state, communities such as Morristown, Red Bank, Newton, Vineland, Millville, the Wildwoods, Hightstown and many others have been interested in historic preservation and revitalizing their downtowns, and have benefited from funding from various state agencies, based in part on their status as designated centers. Rural communities such as Plumsted have benefited from support for their efforts at maintaining farmland and open space around their historic settlements.

The Office of State Planning stands ready to share with municipal officials how other communities are using the state planning process and how the office can assist localities achieve their goals to make their communities more livable, vital and economically strong.



Office of State Planning

New Jersey’s traditional downtowns are being revitalized. Red Bank is just one such town making a come back, thanks to increased investment, mixing of uses and people out on the street.

Smart Growth Grants Help 92 Municipalities

The Governor gave towns additional tools, in the form of \$3 million in new, smart growth planning grants administered by the Department of Community Affairs in conjunction with the Office of State Planning. The state Legislature agreed to include those funds in the fiscal 2000 budget.

In March 2000, Governor Whitman announced the awarding of more than \$2.4 million in 21 new, smart growth planning grants to help 92 municipalities and seven counties chart their futures in ways that curb sprawl.

“These grants will allow municipalities and counties to develop plans that will lead to more livable and sustainable communities,” the Governor said in announcing the \$2,405,085 in grants at the Salem County Courthouse in Salem on March 22. Sustainable communities are those that protect today’s resources so they are there for the future.

“Smart growth doesn’t mean no growth. It means building where it makes sense and preserving land as much as we can. It means striking a balance,” the governor added. “We want future generations to have a place to work, but also a place to play. We want them to breathe the freedom from excessive government regulation, but we also want them to inhale clean air. And while we want them to achieve the American dream, we hope it’s a beautiful place still worthy of their dreams.

“Smart growth is about building that future - a future of profitable development, livable communities and environmental integrity,” she said.

Seven, or a third of New Jersey’s counties, were awarded grants for multi-jurisdictional projects. The Sussex County proposal involves all 24 of its municipalities. The other counties and the number of municipalities involved in county-led cooperative planning projects are: Mercer, 13; Middlesex, 12, Monmouth, seven; Hudson, seven; Atlantic, six; and Salem, five.

“I’m proud of the level of commitment to smart growth that we are seeing around the state,” said Governor Whitman. “Communities are serious about fighting sprawl, and I’m pleased to say that they are crossing municipal borders to work together on regional solutions.”

The largest awards announced by the Governor are:

- \$300,000 to Sussex County for a countywide strategic plan;
- \$250,000 to Atlantic County for a growth management plan;
- \$250,000 to Monmouth County for its Route 9 corridor project;
- \$225,000 to the City of Trenton for its Canal Banks/West End community schools planning; and
- \$200,000 for the Hudson County Riverfront Walkway.

Another \$3 million is included in the state budget for fiscal 2001. Many communities have taken an interest in this new program and have filed grant applications.

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Governor Whitman**

Note: Complete information about the smart growth planning grants program and grant recipients is available on the Office of State Planning web site at www.state.nj.us/osp



Mikie DiStefano/PAITH RECORD

Visitors to Hawk Watch in Rockaway Township, Morris County, can enjoy this spectacular view of just part of the 1,000-square-mile Highlands region. Acquifers in this area provide drinking water for about half the state's population.

Highlands: *A Special Resource Area*

In February 2000, a committee recommended that the State Planning Commission identify the Highlands region in seven northwestern counties as a "special resource area" for coordinated land-use planning.

The Plan Development Committee unanimously voted to recommend to the full Commission that it adopt language that incorporates the 1,000-square-mile Highlands province in the State Plan as the first "special resource area."

The State Plan adopted in 1992 has no such language deeming any "special resource area" in New

Jersey. If, when the Commission adopts the new, revised plan in early 2001 and includes the language, the Highlands would be the first such "special resource area."

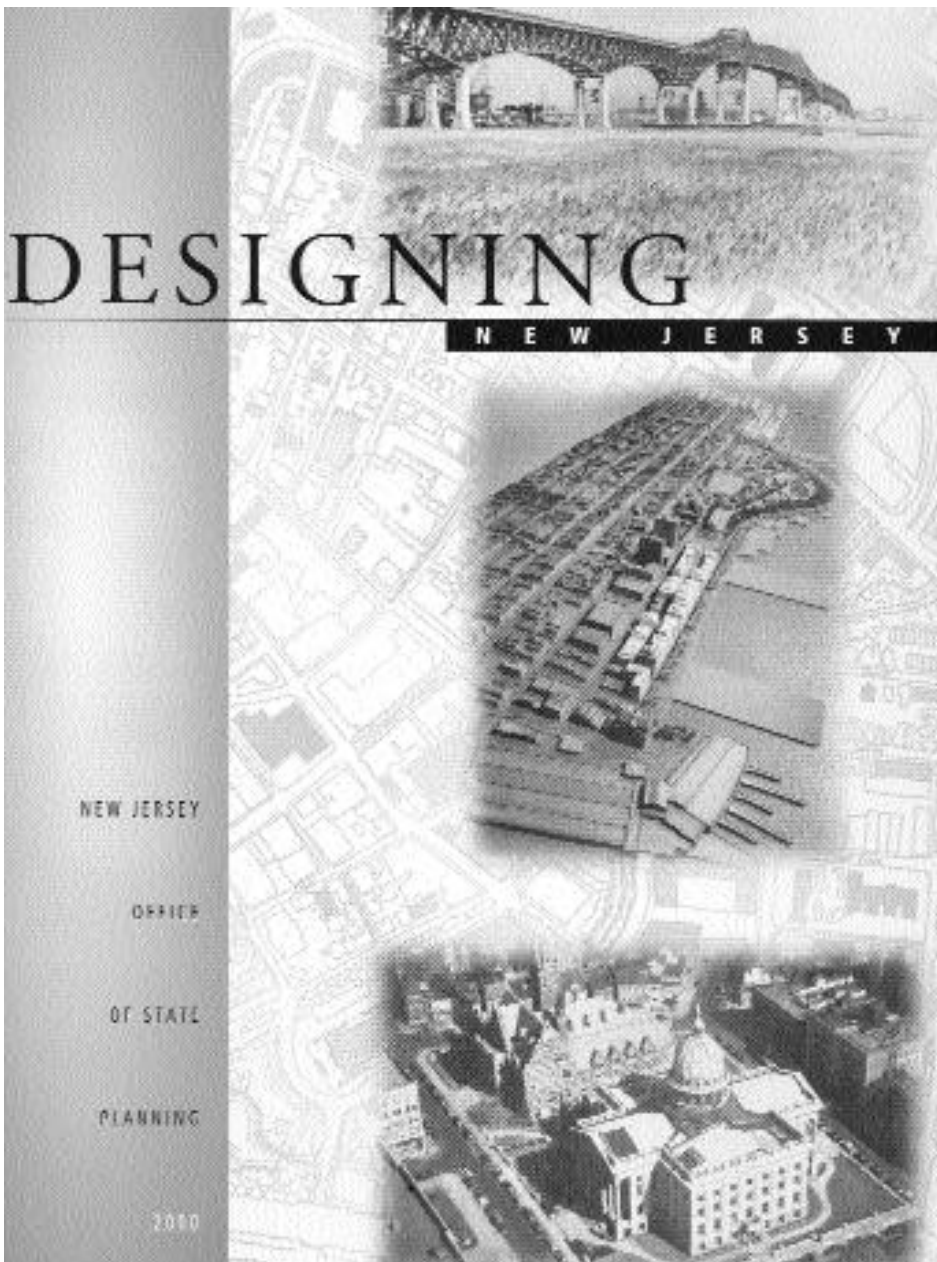
The Highlands stretches over an area spanning 90 communities in Morris, Sussex, Hunterdon, Bergen, Warren, Passaic and Somerset counties.

The designation would recognize that the Highlands province "is an area or region with unique characteristics or resources of statewide importance, ... which are essential to the sustained well being and function of its own region and other regions or sys-

tems ... and the quality of life for future generations." Such systems could include environmental, economic, and social systems.

The recognition as a "special resource area" should stimulate and support collaborative planning to sustain the value of the Highlands' resources. The intent of the recognition is to launch a coordinated regional planning effort, which includes local community leaders, state and federal agencies, as well as interest groups, and members of the public.

The state budget for fiscal 2002 includes \$300,000 for planning involving the Highlands.



The publication is a celebration of the many examples of enduring community design found in the state and of the design principles that guided their development.

Designing New Jersey: *Focus on Physical Planning*

Community design is vitally important for both functional and aesthetic reasons. The design of our communities and their environs - the ways in which buildings, streets, activities and open space are physically organized and related - is critically important to all of us. Design can be a powerful influence of human behavior and

effect whether a place is a community that people want to live, work, play and raise a family.

Quality design is essential to a sustainable future and to long-term environmental quality, economic vitality, and community stability of New Jersey.

New Jersey is at the forefront on this issue, being the first state in

the nation to use design in its growth-management tool kit. Of 13 states with statewide land-use plan, New Jersey is the first state with design policies included in its State Plan.

The physical design of our communities and their environs — the way in which space is physically organized — is key to the

State Plan implementation and critical to the full achievement of its goals and objectives. Physical design is on a par with coordinated planning and strategic investments in terms of its importance to State Plan implementation. The plan contains 17 separate policies related to design.

Physical design can be a powerful influence on human behavior, promoting or deterring people's interactions with each other and inspiring a sense of security or apprehension. A well-designed community is a giant asset.

The Office of State Planning published its exciting, new publication, *Designing New Jersey*, in 2000. The author is architect and planner Carlos Rodrigues, Manager of Special Projects. The publication is a celebration of the many examples of enduring community design found in the state and of the design principles that guided their development.

At its annual awards dinner in June, the New Jersey Planning Officials cited the book for an award for a publication that made a significant contribution to planning.

New County Manual

The promotional and educational efforts concerning the importance of design have also included funding and technical assistance to the Hunterdon County Planning Board. Earlier this year, it published *Preserving Community Character in Hunterdon County - A Community Design Handbook*.

The "how to" manual includes planning tools and techniques found in the State Development

and Redevelopment Plan and discussed in a community design workshop conducted in 1998. During the workshop, local officials, developers and interested residents create site designs for residential and nonresidential developments using various planning and design tools.

The manual offers a step-by-step process for developing community design guidelines. It also contains examples of specific guidelines that municipalities can incorporate into their own land-use ordinances. In addition, it describes a planning technique called "open space zoning," which is aimed at preserving farmland and open space in rural Hunterdon County and to provide more compact patterns of growth.

"The handbook also offers answers to commonly asked questions concerning the legality of design guidelines, the strength of deed restrictions and conservation easements for open space, and wastewater treatment options associated with open space zoning," according to the book's introduction.

The Hunterdon County handbook on using design to preserve the character of a rural but growing county also was cited for an Achievement in Planning award by the New Jersey Planning Officials.

Towns, Counties Are Working Together

Municipalities and counties are reaching across their political borders at an increasing pace, working on cooperative, joint planning efforts that benefit more than one community.

In the first half of 1999, for instance, the State Planning Commission was thrilled to approve two county plans - one for highly urbanized Hudson County to the north and rural Burlington County to the south.

In January 1999, at a meeting in Jersey City, the Commission unanimously approved the Hudson County Strategic Revitalization Plan.

The Commission endorsed a plan for an “urban complex,” which is an urban area composed of an urban center and two or more adjacent municipalities. While Jersey City is the core, the other 11 municipalities in Hudson County are as equally densely populated and it is hard - at least for outsiders driving through - where one town ends and the other starts.

Hudson’s strategic revitalization plan, championed by County Executive Robert Janiszewski, is a blueprint aimed at revitalizing Hudson County and implementing the State Plan in the 12 municipalities that are part of the plan.

The Hudson plan identifies areas for 169,000 new jobs and 63,000 new residents projected for the year 2020. It has developed a series of indicators to measure progress in meeting the goals of the plan, and a detailed

implementation strategy for all levels of government.

In April 1999, the Commission enjoyed a well-attended and enthusiastic meeting in the historic town of Roebing, in Florence Township, to endorse the Burlington County Route 130-Delaware River Corridor Plan.

In Burlington, county and local officials from 12 communities along the Route 130 corridor and the Delaware River produced a revitalization plan that implements the vision, goals and objectives of the State Plan, to make it real and to improve the quality of life and to resuscitate the local economy.

Willingboro is already starting to see exciting, major results, with the revitalization of the defunct Willingboro Plaza shopping center.

Joseph J. Maraziti, Jr., chairman of the State Planning Commission, frequently cites the Burlington and Hudson models as examples for other counties to follow in developing plans that take into account a region.

“Together, we can create a better New Jersey, a more healthy and livable place, through planning, cooperation and coordinated action. This is the essence of the State Plan and its strategies for smart growth,” said Chairman Maraziti.

The Office of State Planning is working with Bergen, Camden, Cape May, Cumberland, Gloucester, Hunterdon, Passaic, Salem, Somerset and Warren counties to develop proposals for smart growth grants that would lead to strategic, regional plans.

**Together, we can create a better New Jersey, a more healthy and livable place, through planning, cooperation and coordinated action. This is the essence of the State Plan and its strategies for smart growth. —
Joseph J. Maraziti, Jr.**

In the northwest region of the state, Sussex County is using its \$300,000 smart growth grant to develop - with maximum public participation - a countywide strategic growth management plan in collaboration with county's 24 municipalities and other interested parties.

Sussex County proposed to formulate this plan that will find a balance between economic development and environmental protection, recognizing the rights of property owners and the need to insure the public good. A Strategic Growth Advisory Committee of 17 people has been created by the county freeholders to guide the planning process.

Rt. 9 Effort Under Way

And to the east, the Route 9 Corridor Collaborative is under way. It is an effort by the Monmouth County Planning Board to bring together affected municipalities, agencies and other organizations with common interests and concerns regarding transportation, development and growth in the busy Route 9 corridor. The group's objective is to identify and prioritize specific transportation, housing, economic development and social problems related to the growth and development in the corridor, develop and prioritize a series of solutions and strategies to address the issues.

Ultimately, a Regional Strategic Plan will be developed which will be submitted to SPC for endorsement. The municipalities involved are: Englishtown,



The historic city of Roebling is part of the Rt. 130/Delaware River Plan.

Office of State Planning

Farmingdale, Freehold, Freehold Township, Howell, Manalapan, and Marlboro, along with Department of Transportation, New Jersey Transit, North Jersey Transportation Planning Authority and the Office of State Planning. It has been expanded to other state agencies, such as the Commerce and Economic Growth Commission and the Department of Environmental Protection.

Atlantic County, with the help of a smart growth grant, is also embarking on a regional strategic planning effort.

Plan Adoption

Throughout a highly interactive public process known as cross-acceptance, the State Planning Commission has listened to New Jersey.

The State Planning Commission doesn't presume to know what's best for our towns and villages, suburbs, cities and farms. The Legislature, in adopting the State Planning Act in 1985, created the process called cross-acceptance. In simple terms, it means a comparison of local and county plans to determine the degree to which they are consistent with the State Plan, and a negotiation process to achieve the highest level of consistency possible between and among plans.

Four years ago, before the State Planning Commission and its administrative arm, the Office of State Planning, even started updating the State Plan, they wanted to hear from the citizens of this state.

The Commission examined the 1992 State Plan and its application by government at all levels and the private sector. It held meetings with state agencies and private-sector representatives, and went to your communities, conducting 10 "Listening to New Jersey" meetings around the state.

This dialogue led to the creation of the Preliminary State Development and Redevelopment Plan released in the summer of 1997. This document enhanced the basic concepts in the current plan by adding a vision statement for 2020, indicators to measure progress in meeting State Plan goals and techniques, and clearer strategies on how the plan can be

implemented. New design policies to enhance the livability of existing and planned communities were added also.

The 21 counties were asked to review their own plans and the plans their municipalities and compare them to the Preliminary State Development and Redevelopment Plan.

Issues Negotiated

This comparison phase resulted in reports from each of the 21 counties. Based on these reports, which highlighted areas of agreement and disagreement with the State Plan, some 40 public negotiation meetings were held. In addition to the more than 1,000 mapping and policy issues presented by counties and municipalities, several hundred public comments and suggestions were considered by the State Planning Commission.

With the vast majority of these proposed changes accepted by the Commission, the result was the Interim Plan, which was approved unanimously by the Commission on March 31, 1999.

The final plan is expected to be adopted by the Commission early in 2001, following an independent assessment of the fiscal, social, environmental, infrastructure and inter-governmental impacts of the Interim Plan. The Center for Urban Policy Research at Rutgers University was retained in August 1999 to complete the impact assessment, which is required by state law. The assessment was completed at the end of September.

Five presentations by CUPR on the impact assessment before a series of 21 public hearings - one in each county - will be held on the new State Plan prior to the Commission's adoption. Until then, the 1992 plan remains in effect.



State Planning Commission Member Charles Kuperus and Commissioner Jane Kenny of the Department of Community Affairs at Interim Plan adoption meeting.

Spotlight on Planning: Chesterfield

A cutting-edge, smart growth proposal by Chesterfield Township - which would accommodate growth in a new, planned village and preserve the character of the village of Crosswicks and the hamlets of Chesterfield and Sykesville - received enthusiastic support by the Commission in April 2000.

The Commission approved the petition filed last year by Chesterfield Township, culminating a decade-long local planning and consensus-building effort.

A major component of Chesterfield Township's plans is a voluntary Transfer of Development Credits (TDC) program to preserve agricultural lands in the 21.61-square-mile township in northwestern Burlington County.

Of the 13,830 total acres in the township, more than 6,600 of them are preserved. About 2,900 vacant acres in the township will be eligible for transferring development potential to the planned village, which is designed for future growth.

The TDC program is outlined in the township's master plan, which underwent a comprehensive revision before adopted in October 1997. Under the transfer concept, a "receiving" area is designated to receive development credits from a "sending" area consisting of the township's vast agricultural lands.

According to the township's petition, the new, planned village located about 2.5 miles southeast

of the New Jersey Turnpike's Exit 7 will be a "compact, mixed-residential community with a core of mixed uses for the economic, social and cultural activities of all of Chesterfield Township."

The new village would accommodate a mix of compact - as opposed to typical suburban sprawling - land uses including commercial, office, public and recreational uses. In addition, there would be walkable neighborhoods containing a wide variety of housing types including low- and moderate-income housing units.

The area would be served by County Route 660 (Old York Road) and County Route 528 (Bordentown-Chesterfield Road) and by a system of secondary streets. In order to promote mass transit, Chesterfield is anticipating light-rail transit three miles away. The proposed light-rail line will provide service between Camden and Trenton, through existing communities along the Delaware River.

TDR Is Voluntary

Since the Transfer of Development Credits program is voluntary, success is only assured if landowners transfer their credits. However, Chesterfield Township officials are confident that will be happen. Chesterfield officials have been working on the transfer concept in conjunction with the Burlington County Office of Land Use for more than 10 years.

Herbert Simmens, Director of the Office of State Planning, said the work done by Chesterfield in analyzing traffic impacts is a model for other communities throughout the entire state. The township hired traffic engineer Mel Lehr to do a township-wide transportation study, which was incorporated into the 1997 master plan. The purpose of the study was to develop recommendations for maximizing transportation efficiency in the township while also minimizing the effects of future growth.

The study compared two different future scenarios. One showed transportation needs if development continued under the existing zoning code; the other projected transportation needs if the Transfer of Development Credits program were implemented and funneled future growth into a new village.

In other words, the study compared the transportation impacts of center-based development versus sprawl. The study provides valuable input to the growth-management debate in the state, according to Simmens. He says the study was the first he's heard of in New Jersey that looks at the future implications of dependence on automobiles that compared a municipality's existing zoning as well as an alternate vision of a compact village center.

"This makes a very powerful argument to communities around the state for center-based development," he added.

Statewide Housing and Capital Needs

The Office of State Planning, in accordance with one of the mandates of the State Planning Act, annually summarizes the progress of the state towards providing housing and capital needs in New Jersey.

This information is also provided to state, county, and municipal agencies and governments to assist in implementing the State Plan. Information provided includes land use and impact models, trends tracking, forecasts, and scenarios based on population, employment, housing, and land development.

This information, as well as additional resources, is 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 infrastructure, and preserve environmental and historic resources.

Housing Trends

Single-family housing remains the most popular form of residential construction in New Jersey.

Eighty-three percent of dwelling units built over the past 10 years have been single-family units, with an average of approximately 23,000 units a year for the past 10 years, and 25,000 units a year for the past five years. However, the number and share of multi-family units has been increasing since 1996.

Counties with the most residential construction activity for the past five years continued to be Ocean, Monmouth, Middlesex, Burlington, and Somerset counties.

Dwelling Units Authorized by Building Permits, 1985-1999

Year	Total Dwelling Units Authorized	Total Single-Family	Total Multi-Family	% Multi-Family
1985	55,015	37,475	17,050	31%
1986	57,074	42,253	14,569	25%
1987	50,325	35,873	14,419	29%
1988	40,268	27,684	12,584	31%
1989	29,929	20,217	9,466	32%
1990	18,008	12,960	4,984	28%
1991	14,777	12,837	1,922	13%
1992	21,676	18,382	2,985	14%
1993	27,746	23,341	4,310	16%
1994	26,986	23,697	3,289	12%
1995	24,561	19,788	4,773	19%
1996	24,173	20,853	3,320	14%
1997	28,018	23,472	4,546	16%
1998	31,345	25,459	5,886	19%
1999	31,976	25,129	6,847	21%

Source: New Jersey Department of Labor, May 2000

Forecasts of Population, Employment, Housing and Land Demand

Forecasts of population, employment and housing have been developed by multiple organizations for the years between 1990 and 2020.

In March 2000, the U.S. Bureau of the Census released 1999 estimates of the population of New Jersey by county. The New Jersey Department of Labor published statewide projections of population and employment growth for the 2008 horizon year in June 2000. The Rutgers Economic Advisory Service prepared population, housing, and employment projections in April 2000 for the state and its 10 labor areas based on current growth trends. The long-range projections of population, housing, and employment prepared by the New Jersey Department of Transportation in 1994 are the most recent projections integrating full review and comment by counties, municipalities, state agencies and other groups.

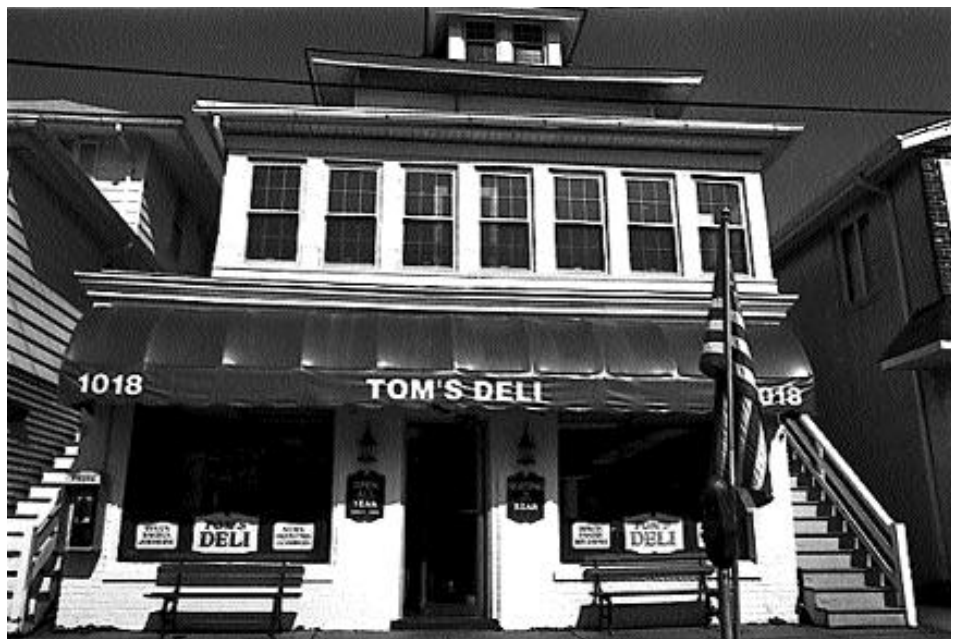
The results of the Impact Assessment Study, completed in late September by the Rutgers University Center for Urban Policy Research, and the 2000 census are expected to produce new sets of projections in 2001.

The U.S. Bureau of the Census estimates the 1999 population of New Jersey to be 8,143,412, an increase of more than 413,000 people from the last census population of 7,730,188 in 1990.

New Jersey's population is projected to have increased approximately 3 percent to between 8,253,772 and 8,392,000 by 2005. The New Jersey Department of Labor projects this growth to increase to 8,607,500 by 2008.



People like Tom Williams have been able to sell their traditional home and move back over the store of Tom's Deli in Ocean City. Residences above commercial development can create safe, convenient, live-work places that are in line with goals of the State Plan.



This is one example of mixed-use development. The residential space of storefront buildings, such as Tom's Deli on Asbury Avenue in Ocean City, are being rehabilitated with help from a New Jersey Housing and Mortgage Finance Agency program called "Upstairs Downstairs."

**NJ Growth: Population Projections by US Census
Rutgers Economic Advisory Service and
New Jersey Department of Transportation**

	Census 1990	Census 1995	Census 1999	2005	Change	Change
	Count	Estimate	Estimate	Projection	1999-2005	Percent
US Census Series A (2000)	7,730,188	7,965,523	8,143,412	8,392,000	248,588	3%
US Census Series B (2000)	7,730,188	7,965,523	8,143,412	8,387,000	243,588	3%
Rutgers Projection (2000)	7,730,188	7,965,523	8,143,412	8,391,400	247,988	3%
NJDOT Estimate (1994)	7,730,188	7,965,523	8,143,412	8,253,772	110,360	1%

Source: *New Jersey Department of Labor, May 2000*

In addition, forecasts of total non-agricultural employment were recently published by Rutgers and the New Jersey Department of Labor.

The Office of State Planning estimates that employment was 3,506,582 in 1990 and 3,444,751 in 1996. The June 2000 estimates of the New Jersey Department of Labor showed 1998 employment to be 3,800,800.

Rutgers and the Department of Transportation estimates done in 1994 for 2005 are 4,118,000 and 3,935,107, respectively. Under both 2005 projections, employment in the state would increase a minimum of approximately 500,000, or 14 percent from the 1996 Office of State Planning estimate.

Rutgers and the Labor department project that by 2008, employment will increase to 4,204,000 and 4,243,300, respectively.

Rutgers and the Department of Transportation forecasted housing need for 2005.

According to the U.S. Census Bureau, 3,075,310 dwelling units existed in New Jersey in 1990.

Approximately 250,000 building permits were issued between 1990 and 2000. Rutgers estimates that over 150,000 building permits will be issued between 2000 and 2005. Therefore, by 2005, Rutgers and the state transportation officials project that there will be between 3,476,838 and 3,665,858 housing units, respectively.

These projections suggest an increase of at least 400,000 units, or over 13 percent, and as many as almost 600,000 units, or nearly 20 percent.

In a preliminary analysis of early aerial photography provided by the New Jersey Department of Environmental Protection, the Office of

State Planning estimated that 166,500 acres were consumed by development during the period from 1986 to 1995, yielding an average of 18,500 acres per year.

The preliminary findings also estimated that 1,772,000 acres of land remained undeveloped and unpreserved, and potentially available for new development, as of 1995.

The Office of State Planning will finalize this analysis in FY 2001 when the digital land-classification data produced from these photographs by the Department of Environmental Protection becomes complete for the entire state.

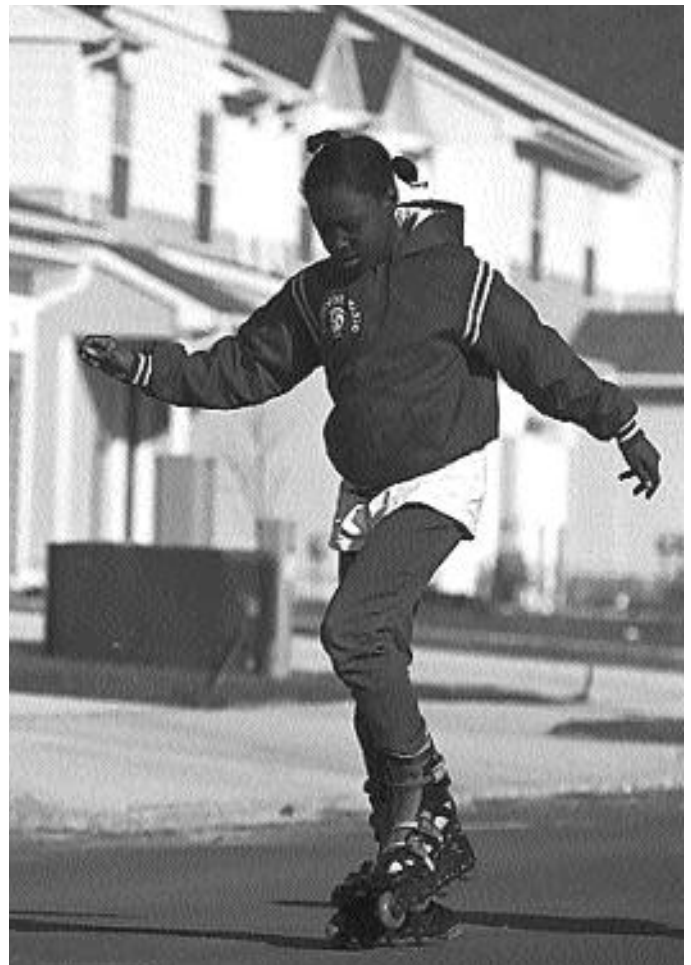
Meanwhile, a study released by the United States Department of Agriculture in December 1999 had estimated that 283,200 acres were developed over the period 1992 to 1997, but the findings were withdrawn by the agriculture department in April 2000 due to an error in the study methodology. New findings were expected to be released in September 2000.

Capital Needs

The Office of State Planning did a preliminary assessment in April 2000 of long-range infrastructure needs, based on existing agency reports.

The preliminary findings estimated the costs of present needs to be \$45.8 billion and prospective needs to be \$19.7 billion through 2020 (in 1999 constant dollars). Present needs consist of backlog needs (to correct existing deficiencies to serve existing residents and jobs) and rehabilitation needs (for recurring, periodic improvement or replacement of capital facilities to keep existing infrastructure in service).

However, needs associated with projected future growth as estimated by the Impact Assessment Study will be included in the Infrastructure Needs Assessment to be adopted with the State Plan early in 2001.



Dress | Lawrie Dhont/innhiv

Low-income Housing Tax Credits made this attractive development possible. Ninety-three families rent in Winding Ridge in Neptune, a townhouse-style community where children including this roller-skater can play on safe streets.

Redeveloping Cities, Towns and Brownfields Sites Is Getting More Emphasis

Redevelopment of New Jersey's cities and towns is getting more and more emphasis by both the Office of State Planning, which serves as staff to the Brownfields Redevelopment Task Force, and the State Planning Commission.

The Brownfields Redevelopment Task Force is an 11-member commission created by the 1995 Brownfields law and chaired by DCA Commissioner Jane M. Kenny. The Office of State Planning serves as staff to the Task Force and Brownfields Program Director JoAnn Petrizzo serves as its secretary.

The work of the Task Force reinforces the Office of State Planning's existing roles in coordinating state- and local-agency programs to facilitate brownfields redevelopment.

The Brownfields Redevelopment Task Force work also enhances the Office of State Planning's roles in maintaining a Geographic Information System inventory for marketing brownfields sites, as well as working with other agencies to promote specific brownfield sites for redevelopment. However, the promotion of specific sites is in the context of coordinated and integrated local redevelopment plans.

The Task Force organized in September 1999 and formed two working subcommittees: the Policy and Legislative Subcommittee and the Marketing and Data Subcommittee.

The Task Force, and the two subcommittees, meet quarterly on alternating months. An interagency Brownfields Team, comprised of representatives of various state agencies, meets monthly to discuss brownfields issues and to assist the Task Force.

Many Agencies Are Involved

Staff from the following state agencies sit on the Brownfields Team: Governor's Office of Policy and Planning; New Jersey Commerce and Economic Growth Commission; New Jersey Economic Development Authority; New Jersey Redevelopment Authority, departments of Environmental Protection, Treasury, Transportation, and Agriculture; New Jersey Housing & Mortgage Finance Agency; New Jersey Environmental Infrastructure Trust; and the New Jersey Council on Affordable Housing.

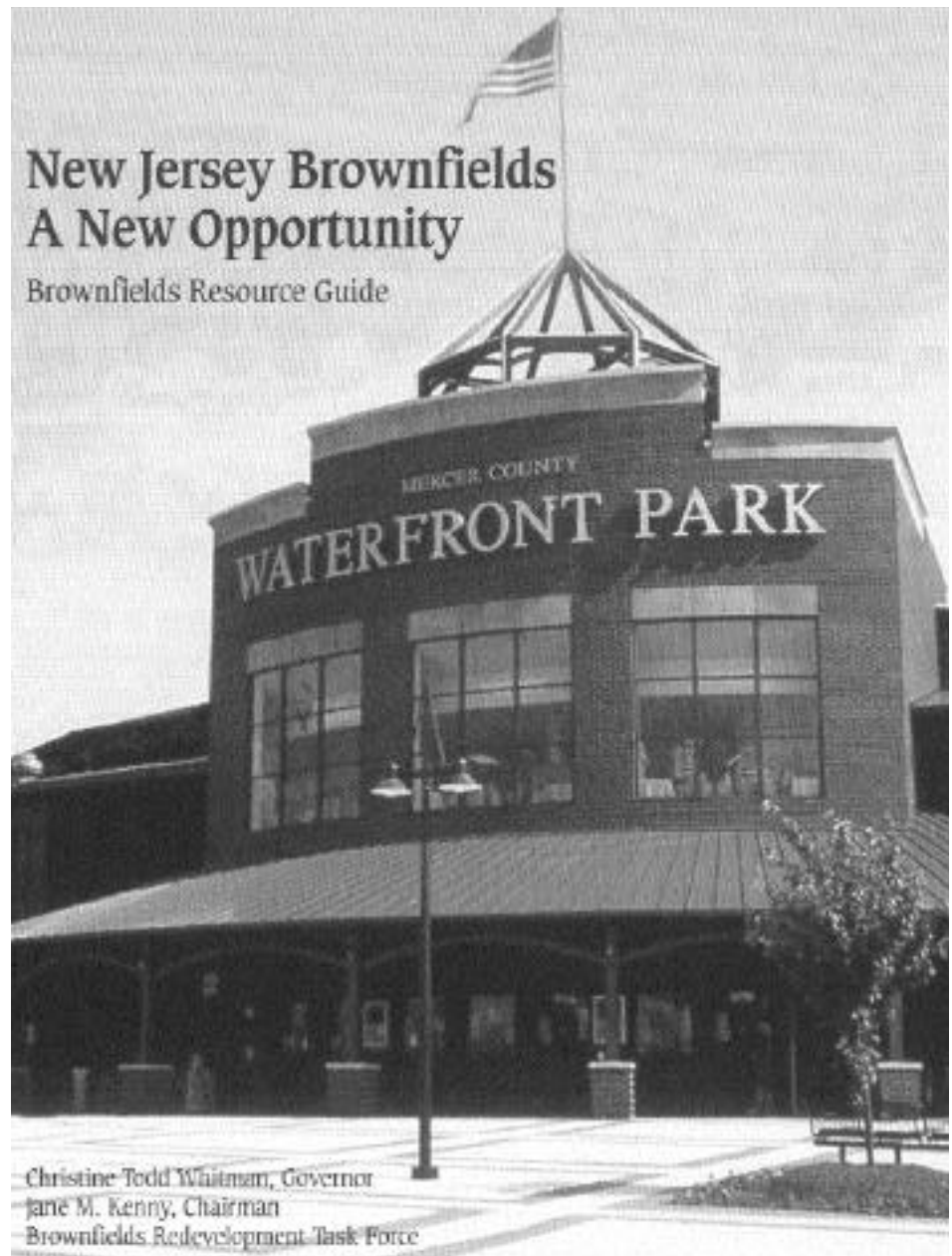
In December 1999, the Brownfields Redevelopment Task Force adopted a set of goals and strategies to further its work.

In the fiscal 2001 budget, \$15 million was appropriated for brownfields redevelopment. The grant fund will be part of the Urban Site Acquisition Program and will be used for acquisition and/or cleanup of certain sites when there is a gap in financing.

In addition, the following has been accomplished in the past year:

Redevelopment of New Jersey's cities and towns is getting more and more emphasis by both the Office of State Planning, which serves as staff to the Brownfields Redevelopment Task Force, and the State Planning Commission.

- Developed a New Jersey Brownfields Resource Guide and Team Directory with compendium of state contacts;
- Developed and distributed a questionnaire, sent to 820 stakeholders (government officials, community representatives, not-for-profits, environmental interests, consultants, developers, realtors, attorneys, financial institutions) including approximately 40 organizations. One hundred eight responses were received and a report of the results is available;
- Briefings with local community, business, and state industrial/office properties groups;
- Held several educational sessions including Governor's Housing Conference and New Jersey State League of Municipalities;
- Working with the North Jersey Transportation Authority and U.S. Environmental Protection Agency Brownfields Demonstration Pilots for inventory collection and to ensure coordination of databases;
- Prepared a draft protocol for verification of inventory data; and
- Created an action plan for marketing of priority sites.



The Brownfields Resource Guide, published by the Office of State Planning for the New Jersey Brownfields Redevelopment Task Force, is a useful handbook. It explains how the brownfield redevelopment process works in New Jersey, describes the federal and state incentives and provides contact information for each.

For additional information about brownfields, call JoAnn Petrizzo, Program Director, at 609-633-7536. For a copies of the Guide, call her assistant, Nicole Destin, at 609-292-5436.

Commission Working on Transportation Funding Ideas

The Office of State Planning has been participating in the ongoing efforts of the Regional Intergovernmental Transportation Coordinating Study Commission. OSP Director Herbert Simmens sits on the commission.

The commission, created by the Legislature through a resolution passed by both houses in November 1998, is charged with developing recommendations to increase regional and intergovernmental transportation decision-making. It is also charged

with identifying incentives to promote such cooperation.

The 18-member commission was formed in response to explosive growth in certain regions of New Jersey, resulting in increased development, congested highways and disjointed economic development.

At the end of fiscal 2000, the commission was completing an interim report that would contain recommendations. Under the law creating the commission, the interim report would be the subject of a public hearing.

State Planning Staff Restructured

Under the leadership of Director Herbert Simmens and Deputy Director Thomas K. Wright, the Office of State Planning was reorganized into four distinct functional units.

They are Comprehensive Planning, directed by Wright; Planning Assistance, directed by Assistant Director Chuck Newcomb, who is also South Jersey unit manager; Public Affairs, spearheaded by Kathleen Bird, Manager of Public Affairs; and Office Services, overseen by Carol Schulz, chief of office services.

Comprehensive Planning includes special projects including design work, urban community education, environmental projects, brownfields, research and Geographic Information Systems and cartography (maps).

Planning Assistance includes the staff planners who provide ongoing assistance by working closely with municipalities and counties throughout the state. The staff planners also help review applications and guide the state's new Smart Growth Planning Grant Program.

Public Affairs is responsible for media and public outreach efforts, maintenance of the office web site, responding to press inquiries, legislative contact, and graphics coordination.

Office Services includes all support for all office functions including purchasing.

Planning Toolbox Is Under Construction

The Office of State Planning initiated a multi-year project to create a “planning toolbox,” New Jersey Planning Plus, to assist local and regional planning efforts.

This toolbox consists of Geographic Information System and Internet applications that will enhance and extend the office’s existing demographic and impact assessment models. The new tools will also enhance and facilitate citizen involvement in the planning process, as well as organize and apply an extensive collection of demographic, environmental and infrastructure data.

The focus of the initial effort was to determine what elements should be included in the toolbox and to evaluate new elements, technologies and techniques that might be applied.

The Office of State Planning, in consultation with Dr. Richard Brail and other faculty members at Rutgers University’s Bloustein School, obtained advice from experts in land-use modeling, computer simulation and visualization, environment science, computer science, systems-dynamics engineering, and geographic information systems, as well as from potential users of the toolbox.

In addition to several targeted research papers and memoranda, major products of this effort included:

- A two-day conference on defining characteristics of “quality of place” for use in indicators and modeling.

- A conference on state of the art computer simulation techniques for visualizing future development and its impacts.

- The development of prototype GIS software to project future land-development patterns.

In related efforts:

- The Office of State Planning updated the statewide Hazard and Vulnerability Analysis under contract with the New Jersey Office of Emergency Management and the Federal Emergency Management Agency. This project enables hazard-mitigation planning to be a more effective component of the planning toolbox. Office of State Planning staff assisted the state and federal emergency management agencies in assessing the Tropical Storm Floyd flood emergency of September 1999.

- The Office of State Planning initiated an update of the the state Department of Environmental Protection’s 1994 water-supply planning model for the update of the State Water Supply Plan.

- In addition, the Office of State Planning initiated a major rewrite of the code for its existing demographic and impact-assessment models to be compliant with current Windows software and to generate thematic and Geographic Information System maps of results.

the environment and its valuable natural resources. The twin aspects of smart growth are revitalizing cities and towns in ways to encourage redevelopment and infill - including of brownfields sites - while also discouraging sprawl in suburban and rural areas through more compact development.

Fiscal year 1999 brought to center stage open space and farmland preservation, with Governor Whitman leading a national movement to save our farms, forests, fields and historic treasures. Governor Whitman's ambitious program to preserve a million acres - about half of the undeveloped land in New Jersey - was approved overwhelmingly by the voters, along with scores of local and county open space trust fund ballot questions.

Legislation to create the Garden State Preservation Trust was passed by the Legislature and signed into law by the governor during 1999.

Preserving our open space, our agricultural industry and our historic heritage is an important to the vitality and viability of our urban communities as it is in our vast, rural stretches.

The reclaiming of our brownfields sites in our state capital, Trenton; the redevelopment of our traditional commercial downtowns in places like Newark; and the preservation of a 1,000-acre farm in Cumberland County, are equal and complementary components of State Plan.

In December 1999, the APA recognized New Jersey as only one of six states nationally for its smart growth planning efforts.

Office of State Planning Director Herbert Simmens was on hand for the press conference in Washington, D.C. New Jersey's efforts are detailed in a chapter of the APA's report, Planning Communities for the 21st Century.

The report on planning statutes and related legislative activity singled out New Jersey - along with Maryland, Oregon, Rhode Island, Tennessee and Washington - for leadership in modernizing their planning laws in order to address urban sprawl, farmland protection, public transit, affordable housing and other livability issues, according to the APA.

In fiscal 2000, Governor Whitman made implementation of the State Plan an even higher-profile item on her administration's agenda.

Staff Changes

The following staff members joined the Office of State Planning in 1998, 1999 and the first half of 2000:

Kathleen Bird, Manager, Public Affairs

Philip Collins, Research Assistant

Nicole Destin, Brownfields Support

Joseph Donald, Area Representative, Planning Assistance Unit

Paul Drake, Area Representative, Planning Assistance Unit

Edward Fox, Area Representative, Planning Assistance Unit

Gloria Frederick, Program Director, Urban Community Education

Karl Hartkopf, Database/GIS Specialist

Theresa Oros, Secretarial Support

JoAnn Petrizzo, Program Director, Brownfields

Michael Reilly, Research Assistant

Ellen Shoshkes, Senior Urban Designer

Thomas K. Wright, Deputy Director

Designated Centers and Endorsed Plans

As of June 28, 2000

Urban Centers; 6/12/92

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

Endorsed Plans

Hudson County Urban Complex,
1/27/00 *Participating Municipalities:*
Bayonne City, East Newark Borough,
Guttenberg Town, Harrison Town,
Hoboken City, Jersey City, Kearney
Town, North Bergen Twp., Secaucus
Town, Union City, Weehawkin Twp.,
West New York Town

Route 130-Delaware River Corridor
Strategic Plan, 4/28/00 *Participating*
Municipalities: Beverly City,
Burlington City, Burlington Twp.,
Cinnaminson Twp., Delanco Twp.,
Delran Twp., Edgewater Park Twp.,
Florence Twp., Palmyra Borough,
Riverside Twp., Riverton Twp.,

Chronological Listing

Regional Centers (RC), Towns (T), Villages (V), Hamlets (H)

Hopewell, *Mercer (V); 9/24/93*
Newton, *Sussex (RC); 9/24/93*
Woodstown, *Salem (T); 10/29/93*
Ridgefield, *Bergen (T); 5/20/94*
Millville-Vineland, *Cumberland (RC); 5/20/94*
Dover, *Morris (RC); 12/2/94*
Mendham, *Morris (V); 2/24/95*
Hopatcong, *Sussex (T); 4/28/95*
Princeton Borough & Twp., *Mercer (RC); 9/29/95*
Morristown, *Morris (RC); 12/1/95*
Long Branch, *Monmouth (RC); 5/1/96*
Bridgewater-Raritan-Somerville, *Somerset (RC);*
5/29/96
Red Bank, *Monmouth (RC); 5/29/96*
Cranbury, *Middlesex (V); 6/26/96*
New Egypt, *Plumsted, Ocean (T); 7/24/96*
Andover, *Sussex (T); 12/4/96*
Metuchen, *Middlesex (T); 3/26/97*
Hightstown, *Mercer (T); 3/26/97*
Cape May Point, *Cape May (V); 4/23/97*
Stafford, *Ocean (RC); 9/24/97*
Freehold Borough, *Monmouth (T); 10/22/97*
Elmer, *Salem (T); 12/3/97*
Oxford, *Warren (V); 1/28/98*
Gloucester City, *Camden (T); 1/28/98*
Wanaque, *Passaic (T); 2/25/98*
Bloomingdale, *Passaic (T); 2/25/98*
Wildwood-North Wildwood-Wildwood Crest-West
Wildwood, *Cape May (RC); 4/22/98*
Washington Twp., *Mercer (T); 4/22/98*
Totowa, *Passaic (T); 6/24/98*
Bernardsville, *Somerset (T); 4/28/99*
Washington Borough & Twp., *Warren (T); 5/26/99*
Vincentown, *Southampton Twp., Burlington (V), 9/22/99*
City of Cape May, *Cape May (T), 10/27/99*
Borough of Stone Harbor, *Cape May (T), 10/27/99*

Borough of Avalon, *Cape May (T), 10/27/99*
City of Salem, *Salem (RC), 12/1/99*
Delmont, *Maurice River Township, Cumberland (EV),*
2/2/00
Dorchester-Leesburg, *Maurice River Township,*
Cumberland (EV), 2/2/00
Heislerville, *Maurice River Township, Cumberland*
(EV), 2/2/00
Mauricetown Station, *Maurice River Township,*
Cumberland (EH), 2/2/00
Port Elizabeth – Bricksboro, *Maurice River Township,*
Cumberland (EV), 2/2/00
Atlantic Highlands, *Monmouth (T), 3/29/00*
Haledon, *Passaic (T), 4/26/00*
Transfer of Development Credits (TDC) Receiving Area,
Chesterfield Township, Burlington (PV), 4/26/00
Crosswicks, *Chesterfield Township, Burlington (EV),*
4/26/00
Chesterfield, *Chesterfield Township, Burlington (H),*
4/26/00
Sykesville, *Chesterfield Township, Burlington (H),*
4/26/00
Manasquan, *Monmouth (T), 5/24/00*
Bound Brook/South Bound Brook, *Somerset (T),*
6/28/00
Manville, *Somerset (T), 6/28/00*
Village of Hope, *Hope Township, Warren County (V),*
6/28/00
Mount Herman, *Hope Township, Warren County, (H),*
6/28/00
Tuckerton, *Borough of Tuckerton and Little Egg Harbor*
Township, Ocean (T), 6/28/00
Mystic Island, *Little Egg Harbor Township, Ocean (T),*
6/28/00
Parkertown, *Little Egg Harbor Township, Ocean (V),*
6/28/00

STATE PLANNING

YEAR IN REVIEW

New Jersey Office of State Planning
Department of Community Affairs
P.O. Box 204
Trenton, NJ 08625-0204

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How You Can Get Involved

Participation and inclusion are critical to the success of the State Plan in making tomorrow's New Jersey even better than today's.

The State Planning Commission recognizes that only a collaborative approach that involves all levels of government, the private sector, interest groups and citizens, will yield a State Plan that we can embrace as our own.

The State Plan isn't about dictates from Trenton. The State Plan is a true partnership in the best sense of the word, which will produce consensus for future action.

You need to become involved, and there are many ways in which you can become part of the solution. Among the ways are:

Come to a meeting of the State Planning Commission. Our meetings are open to the public and members of the public are encouraged to speak.

Go to a county planning board meeting or local planning board meeting in your community. Find out what your elected and appointed officials have in mind for the future of your area.

Write to your legislator, your local, county, state and federal officials, urging them to do everything possible to plan for a New Jersey that grows smart.

Many organizations across the state are involved in suggesting ways to shape the State Plan and to implement it to an even greater degree. Participate in such organizations.

If you're in the private sector, use the State Plan to shape development and investment decisions.

If you're a local official, urge your planning board and governing body to discuss in detail what the State Plan says and how it stacks up to your local master plan.

Contact the State Planning Commission and the Office of State Planning with any questions or comments you have.

HOW TO CONTACT US

Your voice counts.
We want to hear from you.
Call us. Write us. Or e-mail us.
The public is invited to all meetings of the State Planning Commission, which are open to everyone and scheduled and publicized in plenty of time for you to attend.

Please contact the Office of State Planning for more information. You may reach us at
609-292-7156.

We have a toll-free information line for an up-to-date list of future meetings.

Call 1-800-522-0129.

Write to us at:
New Jersey Office of State Planning
P.O. Box 204
Trenton, NJ 08625-0204

Visit us at:
New Jersey Office of State Planning
33 West State Street, 4th floor
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Or e-mail us at:
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