

Stafford Regional Center

		Regional Center Baseline	Modified Regional Center	
Criteria	State Plan Criteria: Regional Center	1997	2006	2027
Land Use				
Function	Focal point for region’s economic, social and cultural activities with a compact mixed-use core.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.
	Located in market area supporting high-intensity development and redevelopment.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.
	Identified as a result of a strategic planning effort conducted on a regional basis.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.
	Located, scaled and designed not to adversely affect economic growth potential of Urban Centers.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.
Land area	1- 10 sq mi	7 sq mi (4,520 acres)	6 sq mi (3,823 acres)	6 sq mi (3,823 acres)
Housing units	4,000 to 15,000	5,925	5,821	5,830
Housing	> 3 du / ac	1.31	1.46	1.52
Population				
Number of people	>10,000	7,793	7,554	7,577
Density	> 5,000 per sq mi	1,113	1,259	1,263
Economy				
Employment	500 to 10,000	4,684	4,375	4,421
Jobs-housing ratio	2:1 to 5:1	0.79:1	0.75:1	0.76:1
Infrastructure				
Capacity (general)	Access to sufficient existing or planned infrastructure.	Regional center and sewer service boundaries remain consistent.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.
Transportation	Near major arterial or interstate interchange	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.	Still valid. Local policies have not changed.

Stafford Township Petition vs NJTPA Projections

