

# STATEWIDE POLICIES

These Statewide Policies are designed to improve both the planning and the coordination of public policy among all levels of government through flexible application. The Statewide Policies address 19 substantive areas. These policies provide guidance for municipal, county, regional and state planning initiatives. Using the State Plan Policy Map as guidance, these policies are applied to each Planning Area, Center and Environ in a unique and appropriate manner to achieve the goals of the State Planning Act.

## I. Equity

It is the position of the State Planning Commission that a basic policy in implementation of the State Plan is to achieve the public interest goals of the State Planning Act while protecting and maintaining the equity of all citizens. It is the intent of the State Planning Commission that the benefits and burdens of implementing the State Plan should be equitably distributed among all citizens of the state. Where implementation of the goals, policies and objectives of the State Plan affects the reasonable development expectations of property owners or disproportionately affects the equity of other citizens, agencies at all appropriate levels of government should employ programs, including, for example, compensation, that mitigate such impacts to ensure that the benefits and burdens flowing from implementation of the State Plan are borne on an equitable basis.

In contributing to the development of the State Plan, many groups have expressed concerns about “equity.” Urban Center residents, for example, feel that their equity has been eroded through urban disinvestment and resource allocation policies favoring new development in suburban and rural areas. Suburban residents, on the other hand, feel that they have lost equity via overcrowded highways, loss of nearby open space, rising taxes, and other negative growth impacts, the result, they feel, of inadequate planning, underfunding of infrastructure and other factors. Rural residents, particularly farmland owners and other land owners, feel that their equity is eroded when the use or intensity of use of their land is constrained to the extent that it lowers the value of their property and, in particular, jeopardizes the economic viability of farming operations. These groups have expressed their desire that the Plan address these issues.

It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective

### Statewide Policy Categories

1. Equity
2. Comprehensive Planning
3. Public Investment Priorities
4. Infrastructure Investments
5. Economic Development
6. Urban Revitalization
7. Housing
8. Transportation
9. Historic, Cultural and Scenic Resources
10. Air Resources
11. Water Resources
12. Open Lands and Natural Systems
13. Energy Resources
14. Waste Management, Recycling and Brownfields
15. Agriculture
16. Coastal Resources
17. Planning Regions Established by Statute
18. Special Resource Areas
19. Design

in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.

The Commission urges individuals and groups that have concerns about equity to use all avenues to assure that their concerns are considered in governmental actions and to prevent inappropriate application, or abuse, of the State Plan. The State Plan is a statement of state policy formulated to guide planning, not regulation. Public sector agencies and private sector organizations such as lending institutions, should not use designations and delineations contained in the State Plan to determine the market value of particular tracts or parcels of land. Accordingly, such uses of the State Plan are inappropriate because it is not designed to regulate and should not be applied to the future use or intensity of use of specific parcels of land. Both public and private sector agencies are cautioned that direct application of the State Plan to specific parcels of land may result in inequitable distribution of the benefits and burdens of public action.

## 2. Comprehensive Planning

***Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.***

### General Planning Policies

#### ***Policy 1 Planning Resources***

Provide adequate professional and technical planning resources and funding to ensure effective capacity-based planning at all levels of government. These resources include:

- physical and social planners, urban designers;
- database information sharing;
- database management systems;
- mapping;
- technology (hardware and software); and
- administrative and budgetary support.

#### ***Policy 2 Assessing Impacts of Development Plans and Proposals***

Assess master and functional plans and development proposals to identify their social, economic and environmental impacts on cities and towns within the region. Address findings of adverse regional impacts of these plans or proposals through appropriate mitigation strategies.

#### ***Policy 3 Planning Education and Training***

Provide for adequate planning education and training for professional and citizen planners serving at all levels of government and for students in primary and secondary schools.

#### ***Policy 4 Capacity Considerations in Planning***

Use the most up-to-date information available on the capacities of natural, infrastructure, social and economic systems, and on desirable level of service standards, to inform growth and development planning and decisions.

## ***Policy 5 Integrated Plans, Regulations and Programs***

Ensure that regulations, as well as infrastructure investments and other related programs, are consistent with adopted plans on an intra- and inter-governmental basis.

## ***Policy 6 Planning Tools***

Use a wide variety of planning tools (for example, build-out analysis, capacity analysis, vision planning, geographic information systems, density transfers, clustering, impact fees, agricultural enterprise zones, lot-size averaging and Special Improvement Districts) in the preparation of plans, regulations and programs that achieve common goals.

## ***Policy 7 Conflict Resolution***

Provide enhanced opportunities for conflict resolution throughout the planning and regulatory process with due regard for public input and disclosure.

## ***Policy 8 Indicators, Targets and Reporting***

Include Indicators and Targets in municipal, county, regional, specialized and state agency plans, and provide periodic reporting on progress towards meeting the goals of these plans.

## ***Policy 9 Implementation Strategies and Timetables***

Ensure that municipal, county, regional and state plans contain or be accompanied by implementation strategies and timetables.

## ***Policy 10 Municipal Plans and Development Regulations***

Revise municipal plans and development regulations to encourage compact, mixed-use development.

## ***Policy 11 Planning for Economic and Social Opportunity***

Develop plans that create opportunities for, and reduce barriers to, economic and racial integration.

## ***Policy 12 Disaster Planning and Mitigation***

Coordinate growth-management plans and policies with hazard mitigation and emergency response planning.

## **Collaborative Planning**

### ***Policy 13 Comprehensive Master Plans, Regulations and Programs***

Adopt and implement comprehensive municipal master plans, regulations and programs that are consistent with the State Plan and include all pertinent elements authorized under the Municipal Land Use Law.

### ***Policy 14 Collaborative Planning***

Develop plans in collaboration with appropriate communities, organizations and agencies not traditionally involved in comprehensive planning processes, making a special effort to seek out and include those from diverse cultural groups.

## ***Policy 15 Multi-Jurisdictional Planning and Public Service Delivery***

Promote multi-jurisdictional planning and provision of public services wherever efficiencies can be achieved.

## ***Policy 16 County or Multi-county Plans, Regulations and Programs***

Adopt and implement comprehensive plans, regulations and programs on a county or multi-county basis consistent with the State Plan, in partnership with the affected municipalities.

## ***Policy 17 Regional Strategic Plans***

Develop Regional Strategic Plans consistent with the State Plan through a partnership of state, regional, county, and municipal agencies for labor markets or other areas that define the needs, opportunities, vision and regional objectives and strategies for:

- land use;
- redevelopment;
- economic development;
- housing;
- public facilities and services;
- environmental protection and conservation;
- intergovernmental coordination; and
- quality of community life.

## ***Policy 18 Multi-state Regional Planning***

Engage in interstate comprehensive planning consistent with the State Plan where a regional perspective is necessary for the management of systems (including land, water, air, transportation and utility) that cross state boundaries.

## ***Policy 19 Federal Plans, Regulations and Programs***

Collaborate with federal agencies to ensure that federal comprehensive and functional plans, investments, regulations and programs are consistent with the State Plan and other state policies.

## ***Policy 20 Regional Coordination***

Coordinate the review of plans, regulations, programs and projects that potentially have “greater-than-local” impact to minimize adverse regional and local impacts.

## ***Policy 21 Sound Planning for Regulatory Efficiency, Predictability and Accountability***

Use the planning process to resolve issues in advance of the regulatory process and to eliminate unnecessary and costly delays.

## ***Policy 22 Expedient Regulatory Processes***

Regulations that create uncertainty, lengthy and duplicative review processes and add cost without concomitant public benefit should be modified to achieve their purpose or eliminated.

## Policy 23 Conflicts Between Development and Other Objectives

Resolve conflicts between all development and environmental objectives and/or infrastructure capacity through the master planning process and certainly before development applications are filed.

## Policy 24 Increased Public Understanding and Participation

Maximize public understanding of and participation in local, regional and state planning, regulation and infrastructure investment programs.

## Policy 25 State Agency Plans, Regulations and Programs

Coordinate the development, revision and implementation of state agency functional plans, regulations and programs to the maximum extent permitted by law to achieve consistency among state plans, regulations and programs and the timing of their implementation.

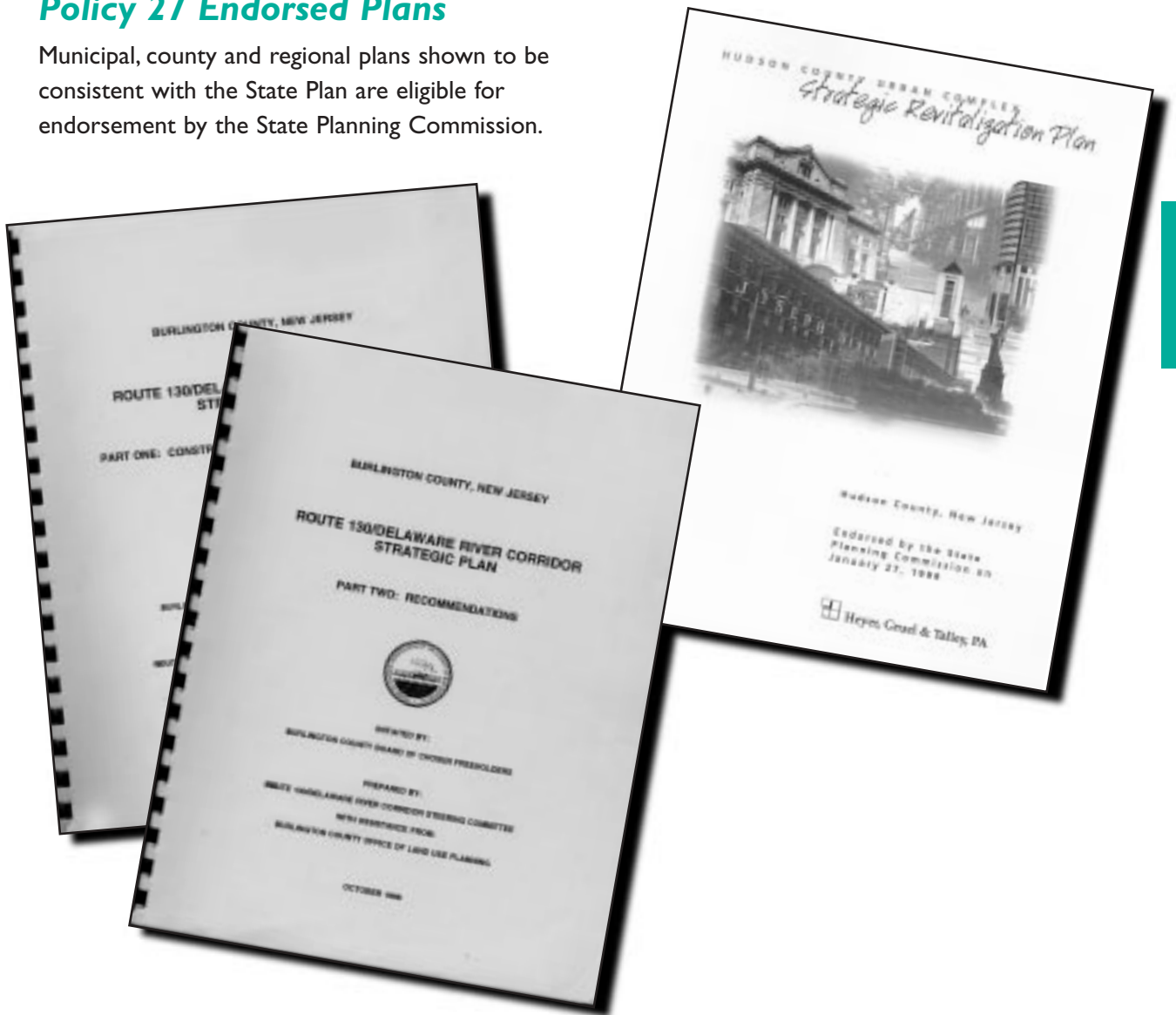
ISSUE	PLAN ENDORSEMENT
Center Designation	Centers are delineated in Endorsed Plans and designated as part of Plan Endorsement.
Eligibility	Any municipal, county or regional agency may petition for Plan Endorsement. Plans eligible for endorsement are: <ul style="list-style-type: none"> <li>● master plans of municipalities and counties,</li> <li>● municipal strategic revitalization plans,</li> <li>● urban complex strategic revitalization plans, and</li> <li>● regional strategic plans.</li> </ul>
Delineation of Center Boundaries	Optional in Metropolitan and Environmentally Sensitive/Barrier Islands Planning Areas. Optional and encouraged in Suburban Planning Area. Required in Fringe, Rural, Rural/Environmentally Sensitive and Environmentally Sensitive Planning Areas.
Identification of Environs	Optional in Metropolitan, Suburban and Environmentally Sensitive/Barrier Islands Planning Areas. Required in Fringe, Rural, Rural/Environmentally Sensitive and Environmentally Sensitive Planning Areas.
Identification of Cores	Encouraged statewide.
Identification of Nodes	Existing Nodes are recognized in Endorsed Plans. Only Heavy Industrial-Transportation-Utility Nodes may be recognized as new Nodes.

## Policy 26 Geographically Specialized Plans, Regulations and Programs

Collaborate to develop and implement geographically specialized plans, regulations and programs (for example, watersheds, airsheds, corridors, etc.) wherever appropriate, consistent with the State Plan.

## Policy 27 Endorsed Plans

Municipal, county and regional plans shown to be consistent with the State Plan are eligible for endorsement by the State Planning Commission.



## Policy 28 Unified Demographic Forecasts

Prepare and use a common set of household, employment and population forecasts in plans, programs and project design.

## Policy 29 Tax Systems and the Ratables Chase

Restructure the state and local tax and revenue system to promote revitalization in cities and towns and to minimize the impact of the ratables chase on sound and coordinated planning.

### 3. Public Investment Priorities

***It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.***

*d. It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state;*

*New Jersey State Planning Act, N.J.S.A. 52:18A-196.*

The Plan's public investment priorities directly affect only the allocation of public funds where an agency has discretion or latitude in determining how the allocation should be made. If funding mandates are too restrictive to allow discretion, the funding agency should seek discretionary authority to allocate funds according to the Plan's priorities. If funding mandates allow discretion once the mandates have been satisfied, or if there are no funding mandates, the exercise of discretion should conform to the Plan's priorities.

By incorporating these priorities into their own decision making, municipal, county and regional agencies and private organizations may increase the effectiveness of the State Plan and the efficiency of their own plans and projects to the extent that they rely on public infrastructure, public resources or other public actions to be approved or put in place.

The Statewide Policy sections and Planning Area Policy Objectives provide guidance in determining the nature and location of public investments. The broader statewide principles relating to investment priorities are presented in this section. State agency permitting also is covered by the priority system.

The public investment priorities ensure that public health and safety is protected before other priorities for the expenditure of public funds are satisfied. Funding for maintaining and repairing infrastructure is a higher priority than expanding capacity. Priorities for expanded capacity are given to municipalities, counties and regions with Endorsed Plans without reference to Planning Area.

The purpose of the Public Investment Priorities is to recommend to municipalities, counties, and regional and state agencies a modified pattern of investment that will result in the more effective implementation of the State Plan's Policies and State Plan Policy Map.

The State Planning Commission recognizes that municipal, county, regional and state agency infrastructure investment practices may be constrained by legal, regulatory or operational imperatives. However, it is expected that over time municipal, county, regional and state agency practices will move in the recommended direction and lead to the patterns of development and quality of life envisioned in the State Plan.

The State Planning Commission will monitor, evaluate, periodically report on, and, when appropriate, readjust the public investment priorities through the Cross-acceptance process.



Within these categories it may be necessary to provide additional direction to guide the investment of public dollars. To supplement the priorities listed above, the secondary considerations listed in Policy 5 enable projects and programs anywhere in the state to acquire higher priority if they have certain characteristics and if the municipality or county has undertaken certain activities. The intent of providing secondary considerations is to encourage municipalities and counties, through funding incentives, to engage in certain programs and activities that are essential to the achievement of State Plan Goals and that will increase the ratio of benefits to costs in spending public funds. With these secondary considerations, a project or program's priority can change relative to others.

The general effect of the Plan's public investment priorities is to give higher priority for projects and programs in municipalities experiencing distress with Endorsed Strategic Revitalization Plans, particularly in Urban Centers, while providing opportunities for municipalities not experiencing distress to receive high priority as well to meet their needs.

Below is a summary chart of the public investment priority system.

### **SUMMARY OF PUBLIC INVESTMENT PRIORITIES**

1. Public Health and Safety
2. Infrastructure Maintenance and Repair with priority to Urban Complexes; Urban Centers; Urban Coordinating Council-eligible neighborhoods with UCC-approved plans; municipalities experiencing distress; or municipalities, counties and regions with Endorsed Plans or Designated Centers.
3. Capacity Expansion in the following order:
  - a) Urban Complex
  - b) Urban Centers with Endorsed Plans
  - c) Urban Centers
  - d) UCC Neighborhoods with UCC-approved plans; municipalities experiencing distress; and municipalities, counties and regions with Endorsed Plans or Designated Centers.
4. Planning Resources with priority to Urban Complexes, UCC-eligible municipalities and municipalities experiencing distress.
5. Secondary Considerations apply to all investments, in those instances where it is necessary to supplement priorities for public health and safety, maintenance and repair, capacity expansion or planning resources:
  - Municipalities with Strategic Revitalization Plans.
  - Rank in the Municipal Distress Index.
  - Municipalities, counties and regional entities engaging in multi-jurisdictional planning and service delivery.
  - Municipalities with Certified Fair Share Plans.
  - Low- and moderate-income housing in Certified Fair Share Plans.
  - Counties with appropriate functional plans (for example, transportation, open space, farmland, wastewater and housing) approved by state agencies.
  - Municipalities with functional plans (for example, transportation, open space, farmland, wastewater and housing) approved by state agencies and in areas meeting the criteria for existing Centers, as appropriate.
  - Projects or programs with a higher benefit per public dollar invested.



The priority system should apply to expenditures and permitting decisions covering: transportation; open space and recreation; housing and community development; farmland retention; historic preservation; wastewater; stormwater; water supply; natural systems; economic development; cultural facilities; and brownfields and hazardous waste remediation; and redevelopment.

In addition to the program areas above, the priority system will apply to communities with Endorsed Strategic Revitalization Plans to expenditures and permitting decisions covering, where appropriate,

- health;
- education;
- public safety;
- social services; and
- job training.

Investment decisions at each level of government should be based on master plans or agency functional plans or elements that are consistent with the State Plan. The investment components of these plans should incorporate:

1. An infrastructure needs assessment including an analysis of life cycle costs and demand and supply management alternatives.
2. A set of criteria based on the:
  - Public Investment Priorities policies;
  - Infrastructure Investment policies;
  - other statewide policies that guide investment; and
  - other relevant provisions of the State Plan.

## Public Investment Priorities

### *Policy 1 Priority for Public Health and Safety*

Highest priority should be given to infrastructure projects and programs statewide that mitigate life-threatening situations and emergent threats to the public's health and safety, regardless of the location.

### *Policy 2 Priority for Infrastructure Maintenance and Repair*

The maintenance and repair of infrastructure should be given higher priority than other infrastructure expenditures, except those that protect the public's health and safety (see Policy 1). This policy (Policy 2) should not be interpreted to include the expansion of capacity. Additionally, when granting funding for local

**Maintenance and Repair** means infrastructure investments which repair existing facilities and systems without adding new capacity.

**Capacity Expansion** means any change to or addition of a capital facility or land asset that results in the ability of the capital facility or land asset to provide a greater volume of service or a higher level (quality) of service. This does not include the repair, maintenance, or restoration that returns a capital facility to its original, physical design dimensions.

projects, higher priority should be given to Urban Complexes; Urban Centers; Urban Coordinating Council-eligible neighborhoods with UCC-approved plans; municipalities experiencing distress; or municipalities, counties and regions with Endorsed Plans or Designated Centers.

### **Policy 3 Priorities for Capacity Expansion**

Municipalities, counties or regions should receive priority for capacity expansion in the following order:

1. Urban Complexes;
2. Urban Centers with Endorsed Plans;
3. Urban Centers; and
4. Urban Coordinating Council-eligible neighborhoods with UCC-approved plans, municipalities experiencing distress, and communities with Endorsed Plans or Designated Centers.

### **Policy 4 Priority for Planning Resources**

Urban Complexes, Urban Coordinating Council-eligible municipalities and municipalities experiencing distress should receive priority for planning resources.

### **Policy 5 Secondary Considerations**

The following secondary considerations apply to all investments, in those instances where it is necessary to supplement priorities for public health and safety, maintenance and repair, capacity expansion or planning resources:

- Municipalities with Strategic Revitalization Plans.
- Rank in the Municipal Distress Index.
- Municipalities, counties and regional entities engaging in multi-jurisdictional planning and service delivery.
- Municipalities with Certified Fair Share Plans.
- Low- and moderate-income housing in Certified Fair Share Plans.
- Counties with appropriate functional plans (for example, transportation, open space, farmland, wastewater and housing) approved by state agencies.
- Municipalities with functional plans (for example, transportation, open space, farmland, wastewater and housing) approved by state agencies and in areas meeting the criteria for existing Centers, as appropriate.
- Projects or programs with a higher benefit per public dollar invested.

## **4. Infrastructure Investments**

***Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.***

## Capital Planning and Budgeting Coordination

### **Policy 1 Municipal, County, Regional and State Investments in Infrastructure To Guide Growth**

Municipal, county, regional and state agencies should invest in infrastructure in ways to guide growth and prevent sprawl by:

- promoting growth in Centers and other appropriate areas in the Metropolitan and Suburban Planning Areas; and
- accommodating growth in Centers and protecting the Environs in Fringe, Rural and Environmentally Sensitive Planning Areas.

### **Policy 2 Infrastructure Assessments**

Prepare and maintain publicly available state, regional, county, municipal, school district and special district capital plans based on life-cycle infrastructure planning. Identify specific capital improvements that address state, regional and local needs and support all planning objectives of local master plans and state and regional agency functional plans.

### **Policy 3 Budgeting for Infrastructure**

Provide infrastructure through capital budgets based on current, adopted capital plans that identify potential sources of financing for each project.

### **Policy 4 Infrastructure, Development and Redevelopment**

Encourage development, redevelopment and economic growth in locations that are well suited with respect to present or anticipated public facilities and services and where infrastructure can be provided at private expense or with reasonable expenditure of public funds and in accordance with the provisions of the State Plan.

### **Policy 5 Coordinating Infrastructure Investments**

Coordinate infrastructure investments with those of surrounding and overlapping jurisdictions through collaborative capital planning, regionalization or regional sharing of facilities and services.

### **Policy 6 Impact Assessments**

Include in capital plans an assessment of the direct, indirect and cumulative impacts of installing recommended infrastructure, and of the development that the infrastructure may support or induce, based on capacity analysis.



*The Arch Street bridge over the Passaic River in Paterson was built in 1905 and restored in 1997.*

## Policy 7 Official Maps

Use Official Maps and adopted Master Plans as a basis for preparing capital plans, improving the efficiency of the development review process, and for establishing and exercising rights of first refusal in acquiring private land for public uses at the time of private sale.

## Policy 8 School Facilities

Make the most effective use of existing school facilities; plan, design and construct multi-use school facilities integrating public and private uses to serve as centers of community and that take advantage of learning opportunities available throughout the community. Size, design and locate new school facilities to serve as focal points for existing and new growth in ways that support compact development and redevelopment. Integrate school facilities planning with neighborhood and community-wide planning and development.



*Children enjoy learning in a newly remodeled former industrial space that has been converted for early childhood education in Paterson. To learn more about the role and construction of schools in municipalities, see [Creating Communities of Learning: Schools and Smart Growth in New Jersey](#), published by the Office of State Planning.*

## Policy 9 Sharing Facilities

Use the capacity of school facilities, roads, transit, parks and other necessary infrastructure in ways that permit maximum use of non-automotive transport, chaining of shopping and other trips with school trips, and sharing of parking, recreational and other public facilities.

## Policy 10 State Facilities

Acquire, design, manage and dispose of state agency land and facilities in a manner consistent with the State Plan.

## Policy 11 Infrastructure Demand Management

Apply market-based incentives that encourage demand for alternative infrastructure systems or that shift the time and location of infrastructure demand to more effectively use existing capacities. Incentives such as peak price increases and off-peak reductions, providing alternative systems, schedule shifting and load balancing should be employed as alternatives to infrastructure expansion.

## Policy 12 Infrastructure Supply Management

Manage the supply of infrastructure systems and assets in ways that improve the effectiveness of infrastructure systems. Techniques such as managing the time and location of access to infrastructure systems, expanding service hours, improving technologies, rescheduling maintenance activities, developing alternative systems, coordinating infrastructure investments, and managing peak and normal levels of service should be employed in evaluating infrastructure investment alternatives.

## **Infrastructure and Centers and Areas with Endorsed Plans**

### ***Policy 13 Expeditious Regulatory Review Within Centers and Areas with Endorsed Plans***

Provide expeditious regulatory review of public and private sector projects and programs that are located within Centers or areas with Endorsed Plans planned by municipalities or counties, by moving them ahead of others for priority review and by providing intergovernmental and interagency reviews.

### ***Policy 14 Coordinating Plans***

Coordinate municipal, county, regional and state plans and programs that affect the provision of capital facilities and services.

### ***Policy 15 Establishing Level-of-Service Standards***

Establish standards in capital plans for adequate levels of service for capital facilities sufficient both to support development within Centers and to maintain capital facility capacities in systems outside Centers that link Centers.

### ***Policy 16 Coordinating Capital Facilities and Service Standards***

Provide capital facilities that are necessary to support projected levels of development at desirable levels of service.

## **Infrastructure Investments, Development and Housing**

### ***Policy 17 Public Investment to Shape Community Design***

Use public investments in public spaces, streets, water and sewer to shape community design in advance of private sector development or redevelopment.

### ***Policy 18 Infrastructure Investments as a Redevelopment and Development Tool***

Make infrastructure investment decisions that shape growth, leverage and promote opportunities for economic development and redevelopment, and link places of residence with areas of employment opportunities.

### ***Policy 19 Infrastructure Investments and Rights-of-Way***

Coordinate infrastructure investments by sharing rights-of-way, to the extent safe, efficient and possible.

### ***Policy 20 Infrastructure Investments and Affordable Housing***

Provide high priority to infrastructure investments that are necessary or desirable for the construction of affordable housing.

## **Infrastructure Investments and Natural, Historic, Cultural and Scenic Resources**

### ***Policy 21 Infrastructure Investments and Historic, Cultural and Scenic Resources***

Provide infrastructure in ways that ensure the preservation and renewal of historic, artistic, archaeological, aesthetic, scenic and other cultural resources, and that protect these resources from the direct, indirect and cumulative impacts of installing infrastructure and induced development.

### ***Policy 22 Infrastructure Investments and Natural Resource Protection***

Plan, design, construct and maintain infrastructure in accordance with capital plans that protect the functional integrity of natural resources from the impacts, including direct, indirect and cumulative, of installing the infrastructure and induced development.

### ***Policy 23 Infrastructure Investments and Water Resources***

Plan, design, construct and maintain infrastructure and related services in accordance with capital plans that ensure a safe and sufficient supply of water for present and anticipated needs according to a comprehensive watershed management plan that includes water-quality standards, water conservation measures, measures that protect future supplies from the cumulative impacts of development, and use of land assets that protect water supplies.

### ***Policy 24 Infrastructure Investments and Air Quality Standards***

Plan, design, construct and maintain infrastructure in accordance with capital plans that will lead to the attainment of National and State Ambient Air Quality Standards within the time frame set forth by the State Implementation Plan (SIP) prepared pursuant to the federal Clean Air Act Amendments of 1990.

### ***Policy 25 Infrastructure Investments and Flood Control and Stormwater Management***

Provide integrated flood control and stormwater management infrastructure and related services, address both point and nonpoint sources, and maximize the use of nonstructural alternatives to minimize flooding, water pollution and damage to structures and ecological systems.

### ***Policy 26 Infrastructure Investments and Sanitary Sewer Systems***

Support sanitary sewer system installations that promote growth in Centers and other appropriate areas in Metropolitan and Suburban Planning Areas and accommodate growth in Centers in Fringe, Rural and Environmentally Sensitive Planning Areas in ways that achieve water quality goals.

### ***Policy 27 Combined Sewer Systems***

Support sanitary sewer system installations that separate wastewater and stormwater systems where feasible.



## ***Policy 28 Rural Wastewater Systems***

Encourage the use of innovative technologies and decentralized systems in Centers in communities with Endorsed Plans in the Fringe, Rural and Environmentally Sensitive Planning Areas where they are adequately financed, managed and maintained to achieve environmentally and cost effective operation.

## ***Policy 29 Infrastructure Investments and Recycling and Waste Disposal***

After maximum source reduction, plan, design, construct and maintain appropriate recycling and waste disposal facilities for both hazardous and non-hazardous solid waste regionally, at locations throughout the state, in a manner that protects the integrity of natural resources and that is compatible with adjacent development.

## **Infrastructure Investments and Farmland and Open Space**

### ***Policy 30 Infrastructure Investments and Recreational Facilities and Open Space***

Protect recreational facilities and open space from direct, indirect and cumulative impacts associated with the installation of infrastructure and induced development.

### ***Policy 31 Acquiring Land for Multiple Benefits***

Coordinate and leverage public investment in land assets, in fee or easements, to provide multiple benefits for public purposes including land banking.

### ***Policy 32 Retention of Public Land for Public Purposes***

Protect existing public investments in land where they may serve future transportation needs, provide recreation opportunities or benefit other public purposes.

### ***Policy 33 Return of Unused Public Land to the Private Market***

Where appropriate and when no public purpose can be found, unused and abandoned public land may be sold for private use.

### ***Policy 34 Infrastructure Investments and Farmland and Contiguous Open Space***

Acquire, develop and install infrastructure, related services and public and private utilities in ways that protect and maintain the functional integrity of contiguous open space areas and corridors, farmland and environmentally sensitive features, except where necessary to provide emergency access to existing uses to address immediate or emerging threats to public health and safety.

## **Infrastructure Investments and Seasonal Demands**

### ***Policy 35 Infrastructure Investments and Travel, Tourism and Seasonal Demands***

Plan, design, construct and maintain infrastructure in accordance with capital plans that address the special seasonal demands of travel and tourism throughout the state, using innovative management



techniques (for example, reverse lanes) where appropriate and giving priority to the primary resource-based recreational areas of the New Jersey shore and the Highlands. Access to, mobility within and adequate water supply and treatment facilities for these areas should be managed to satisfy seasonal demand while protecting the resource.

### **Policy 36 Conversion of Seasonal Communities**

Use the capital planning process to identify and make the necessary infrastructure investments in seasonal communities that have become or are becoming year-round communities to remedy threats to the public's health and safety and prevent environmental degradation.

## **5. Economic Development**

*Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.*

### **Managing Economic Development Programs**

#### **Policy 1 Intergovernmental Planning and Coordination**

Coordinate economic development activities both horizontally within each level of government and vertically among the levels of government.

#### **Policy 2 Economic Development Database**

Devise, in collaboration with other agencies at all levels of government, an integrated and coordinated economic development database for use in developing state and local economic development plans and programs.

#### **Policy 3 Efficient Regulatory Procedures**

Restructure and simplify regulatory activities through comprehensive planning and careful reengineering in order to eliminate unnecessary and costly delays.

#### **Policy 4 Coordination of Economic Development Activities with Secondary and Higher Education Institutions**

Coordinate economic development and redevelopment activities with secondary and higher education institutions to encourage technology and information transfer and to assist in curriculum development and job placement.

### **Economic Development and Public Investment**

#### **Policy 5 Capital Facilities**

Provide adequate capital facilities, whether publicly or privately owned or maintained, in accordance with capital plans to meet economic development objectives.

## **Policy 6 Locating Public Facilities to Anchor Redevelopment and Development**

Locate public facilities and services and cultural facilities to support revenue producing redevelopment and development in the following order:

- Existing Centers to support redevelopment; then
- Centers to support development



## **Policy 7 Goods Movement**

Promote planning and investments in capital facilities that make the movement of goods safe and efficient within and through New Jersey's ports, airports, rail systems and roads.

## **Policy 8 Airports**

Preserve and enhance the capability of New Jersey's public use airports to support regional economic development and act as a conduit for goods movement and trade development as a recognized part of interstate commerce.

## **Economic Development and the Private Sector**

### **Policy 9 Existing Business Retention and Expansion and New Business Development**

Promote the retention and expansion of existing businesses, the expansion of businesses from other states or abroad, and the creation of new businesses by providing financial incentives, technical assistance, appropriate regulatory reform and information services and by ensuring that qualified workers are available in reasonable proximity to places of employment and by addressing such issues as, but not limited to, adequate public transportation, affordable housing, employee training and child care.

## **Policy 10 Economic Targeting**

Identify and target for appropriate public policy support those economic sectors with the greatest growth potential and public benefit, with special attention to those areas where unemployment is high.

## **Policy 11 High-technology Activities**

Promote the modernization of the existing economic base and support the creation of high-technology economic activities through the provision of financial incentives, technical assistance and the training and retraining of workers to foster the application of high technology in coordination with educational institutions.

## **Policy 12 Redevelopment and Adaptive Reuse of Obsolete/Underutilized Facilities**

Provide financial and technical assistance for the redevelopment and adaptive reuse of obsolete or underutilized public and private facilities for appropriate economic development purposes.

## **Policy 13 Expand International Trading Opportunities**

Expand international trading opportunities by developing trade policies and programs that build upon New Jersey's strategic economic, geographic, existing and planned infrastructure, skilled work force and demographic advantages.

## **Policy 14 Travel and Tourism**

Enhance both domestic and international travel and tourism throughout the state by investing in facilities, services and marketing that capitalize on our natural resources, arts, culture, history, and recreational and urban amenities.

## **Policy 15 Workforce Skills**

Expand efforts at all levels of government, consistent with the Strategic Five-Year Unified State Plan for New Jersey's Workforce Investment System, to enhance the quality of the work force and improve labor-market functioning, with special targeting of women and minority groups and of special needs groups.



## ***Policy 16 Improved Work Place Safety and Health***

Promote work place health and safety, in both the private and public sectors, by encouraging employers to make work place safety and health programs an integral part of their overall business plans and by encouraging the use of government services to improve work place health, safety and business productivity.

## ***Policy 17 Skills and Leadership Counseling and Training***

Provide skills training, leadership counseling and training, and financial assistance, including micro-loans, to small business enterprises, with special targeting of women and minority groups.

## ***Policy 18 Enhancing Agriculture***

Encourage economic development and employment opportunities that enhance the viability of agriculture as an industry.

## ***Policy 19 Use of Markets To Achieve Public Policy Goals***

Create new markets or adapt existing markets (for example, emissions trading, density transfers, peak period pricing) to achieve State Plan Goals and Statewide Policies.

## ***Policy 20 Maritime Facilities***

Promote planning, investment and maintenance of maritime facilities and services in ways that balance economic and environmental objectives, and that integrate with broader strategies to support and facilitate goods movement throughout the intermodal transportation system.

## **Spatial Strategies for Economic Development**

### ***Policy 21 Urban Revitalization***

Coordinate and direct economic development activities to promote urban revitalization.

### ***Policy 22 Balance Housing and Employment***

Encourage proximity between housing and employment to achieve a balance between housing and job opportunities and to ease commuter travel.

### ***Policy 23 Import Substitution***

In lieu of imports, encourage, where appropriate and cost-effective, the use of energy, retail goods, agricultural products, entertainment services and other products or services produced or manufactured in New Jersey.

### ***Policy 24 Interstate Cooperation***

Promote interstate cooperation that maximizes the efficiency of infrastructure and fosters regional growth while discouraging intra-regional bidding wars.

### ***Policy 25 Public/Private Partnerships***

Promote public/private partnerships at all levels.

## **Policy 26 Home-based Businesses**

Review state and local regulations and modify where appropriate to accommodate home-based businesses by adopting a definition and setting reasonable limits on activities.

## **Sustainable Economic Development**

### **Policy 27 Full Cost Accounting**

Promote markets and pricing policies that incorporate true social, economic and environmental costs and other externalities, and allocate public goods accordingly.

### **Policy 28 Sustainable Economic Growth**

Economic development activities should avoid the depletion of resources and any other activities which compromise the livelihood of future generations and negatively affect quality of life.

### **Policy 29 Measuring Sustainable Economic Growth**

The depletion of resources and other dimensions of sustainability should be taken into account when measuring economic growth and development.

### **Policy 30 Eco-industrial Districts**

Encourage the clustering of compatible industries in ways that reduce natural resource consumption and minimize industrial waste and pollution.

### **Policy 31 Green Business**

Promote the creation and expansion of businesses, such as remanufacturing and demanufacturing, that use raw materials from renewable sources (including recycled materials), generate minimal emissions through the use of renewable energy resources, and produce products that are either environmentally benign or that mitigate specific environmental problems.

## **6. Urban Revitalization**

*Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.*

## **Revitalization and Comprehensive Planning**

### **Policy 1 Coordinating Revitalization Planning**

Revitalize communities through a coordinated, comprehensive planning process that includes:

- participation from families, neighborhoods, schools, civic-, community- and faith-based organizations, for-profit and nonprofit groups and businesses, municipalities, utilities, school districts, counties and state agencies;

- regional partnerships among neighboring municipalities, counties and states;
- regional planning entities and planning processes that coordinate and implement, as appropriate, Regional Strategic Plans, Urban Complex Strategic Revitalization Plans, municipal and county master plans, Strategic Revitalization Plans, Neighborhood Empowerment Plans and their associated action programs; and
- assessing the social, environmental and economic impacts of proposed development within the region on cities and towns.

## **Policy 2 Revitalization Planning and Infrastructure**

Provide public facilities and services in urban areas in an efficient manner to encourage growth, development and redevelopment in accordance with adopted plans.

## **Policy 3 Strategic Revitalization Plans**

Prepare Strategic Revitalization Plans that:

- assess community strengths and weaknesses;
- define overall physical and social strategies to promote regional efficiencies and revitalization efforts;
- define physical and social strategies for creating interjurisdictional coordination and cooperation;
- specify physical and social strategies to target public investments for greatest efficiency and impact; and
- satisfy applicable state agency application requirements to receive expedited consideration for state funding and technical assistance.



## **Policy 4 Neighborhood Empowerment Plans**

Prepare Neighborhood Empowerment Plans that:

- assess community strengths and weaknesses;
- define short- and long-term community goals and objectives; and
- identify specific neighborhood restoration projects.

## **Policy 5 Urban Complex Strategic Revitalization Plans**

Prepare Urban Complex Strategic Revitalization Plans that substitute for individual municipal Strategic Revitalization Plans within their jurisdiction and that:

- describe the interrelationships that exist within the Urban Complex;
- identify issues affecting the future growth and viability of the Urban Complex;



- assess the strengths and weaknesses of the Urban Complex; and
- specify strategies for regional and cultural cooperation and action.

## **Policy 6 Community Design**

Include in all revitalization efforts community design guidelines that:

- promote mixed-use and public open space in redevelopment projects so that these areas are both attractive and functional for residents and businesses;
- establish design criteria to improve and enhance waterfront areas, corridors, neighborhoods and gateways;
- design and redesign buildings and neighborhoods to both improve public safety and facilitate community interaction;
- encourage compact, mixed-use redevelopment projects through master plans, zoning and other development regulations where they are compatible with the general character of surrounding areas;
- provide and maintain appropriate lighting that improves pedestrian movement and public safety;
- establish compatible design criteria for commercial facades, setbacks and streetscapes;
- encourage the creation of design facilitation teams drawn from public agencies and private groups to consult on development and redevelopment projects; and
- facilitate the inclusion of art work and quality aesthetics in all construction projects.

## **Policy 7 Land-use Regulations**

Modify land-use regulations to maximize the effectiveness of revitalization efforts.

# **Revitalization, Economic Development, Human Resource Development and Infrastructure**

## **Policy 8 Human Services**

Provide adequate public assistance to those in need through networks of providers while ensuring that responsibility for public assistance is shared equitably by the state, its various jurisdictions and all New Jersey citizens.

## **Policy 9 Public Health**

Provide access to cost-effective, comprehensive, primary care and prevention services through networks of providers while ensuring that responsibility is shared equitably by the state, its various jurisdictions and all New Jersey citizens through adequate reimbursement systems to promote health and reduce reliance on hospital-based settings.

## **Policy 10 Education**

Promote improvements in public education, while ensuring that responsibility is shared equitably by the state, its various jurisdictions and all citizens of the state, including investments to provide educational facilities and programs that ensure a thorough and efficient education. This includes:

- investing in school facilities in accordance with school facility and local master plans;
- supporting implementation of advanced technology;
- providing special education services and programs to all eligible students and families;



- providing development curricula to meet educational needs of urban student populations;
- reducing racial and economic segregation in distressed urban schools;
- providing all students, regardless of background or disability, with a rigorous program of core curriculum standards that define what all students should know and be able to do;
- implementing early childhood services and demonstrably effective programs in districts with high concentrations of low income students; and
- providing networking opportunities among public and private schools, nonprofit organizations, colleges and universities.

## **Policy 11 Work Force Readiness**

Target and adapt public and private work force readiness programs, economic development resources and cooperative activities to contribute to revitalization efforts, while ensuring that responsibility is shared equitably by the state, its various jurisdictions and all citizens of the state.

## **Policy 12 Public Safety and Crime Prevention**

Develop policies and programs, with responsibility shared equitably by the state, its various jurisdictions and all New Jersey citizens, to improve safety and prevent crime and thereby encourage revitalization, ensuring that those areas that experience demonstrably persistent high crime rates are given highest priority with respect to approaches that use environmental design and community policing to help prevent crime.

## **Policy 13 Economic Development Programs**

Support urban revitalization efforts by:

- encouraging the formulation of economic development programs that are coordinated with Regional Strategic Plans;
- enabling urban municipalities to create additional sources of funding;
- providing targeted sales and other tax benefits with proceeds available for local public and private investment;
- encouraging the location of public, institutional, educational, medical and cultural facilities to encourage revitalization and add a revenue stream;
- encouraging the use of downtown management programs and business improvement districts;
- promoting microloans for small business creation and retention as a prime vehicle for economic revitalization and integration with the regional economy;
- encouraging the location in downtown locations of large-scale retail which are designed to be compatible with the scale and existing character of a downtown or core;
- encouraging the location of entertainment and cost-effective sports facilities in downtown locations;
- promoting tourism initiatives;
- capitalizing on opportunities for international trade;
- promoting agricultural-related economic development activities; and
- encouraging diverse cultural organizations and institutions to develop new business enterprises to serve local residents.

## Policy 14 Mitigation for Tax-exempt Property

Provide appropriate mitigating aid where there is a high proportion of tax-exempt property and fiscal hardship can be demonstrated.

## Policy 15 Deferred Maintenance

Eliminate the backlog of infrastructure repair and replacement arising from deferred maintenance and system failures.

## Policy 16 Infrastructure Policies

Target infrastructure investments, levels of service and pricing policies to encourage revitalization.

## Policy 17 Local Economic Development

Support urban revitalization efforts that:

- encourage the formation of community-based, city-wide and regional economic development corporations and programs to attract both public and private funding;
- actively promote state agency involvement in the formal establishment of innovative private/public partnerships for preparing Strategic Revitalization Plans and other revitalization activities; and
- market New Jersey's cities and towns and work with municipal, county and regional government and the private sector to further business location into these areas.

## Policy 18 Industrial and Commercial Adaptive Reuse

Support urban revitalization efforts that:

- provide regulatory, technical and funding assistance to support the industrial and commercial adaptive reuse of obsolete facilities, such as the conversion of older industrial complexes to smaller multi-tenant industrial and commercial mixed-uses, encourage the adaptive reuse of obsolete industrial, commercial and public facilities for cultural tourism and the visual and performing arts; and
- determine which obsolete and abandoned industrial and commercial structures should be demolished where there is no significant market for adaptive reuse and where redevelopment opportunities may be increased by land assembly or land banking.

*The City of Trenton has worked aggressively to remediate the former Magic Marker Corp. site. It had been an industrial battery factory for 33 years and then an inks and solvents plant for seven years.*



## **Policy 19 Public Procurement Practices**

Undertake public procurement practices that use local vendors, support sustainable industries, products and processes and maximize use of the local labor force.

## **Policy 20 Environmental Cleanup**

Maintain and improve local and regional cooperative planning efforts that reinforce state, local and private brownfields and other environmental cleanup initiatives, giving first priority to sites that present a threat to the public health.

## **Policy 21 Sewer Systems and Revitalization**

Improve wastewater treatment and stormwater management systems where necessary to meet current standards and specified levels of service, including the separation of combined sanitary and storm sewer systems.

## **Policy 22 Transportation Improvements**

Promote transportation improvements to further revitalization, maximizing opportunities for affordable and convenient access to public transportation services both within revitalizing communities and between revitalizing communities and the larger region, and building upon economic and housing redevelopment potential. Locate intercept parking facilities at the edge of town, with reliable transit links into downtown and to major attractions.

## **Policy 23 Transportation Linkages**

Ensure that communities are sufficiently linked with major highway, public transportation and aviation facilities and services throughout the region and state with special efforts to improve linkages between employees and job opportunities, and among consumers and commercial, recreational and cultural facilities.

## **Policy 24 Locally Undesirable Land Uses**

Avoid the disproportionate location of prisons, waste-management facilities and other locally undesirable land uses in municipalities and neighborhoods experiencing distress that are homes to the poor and minorities.

## **Policy 25 Public Service Delivery**

Promote flexibility in the methods of delivering public services for revitalizing communities at the neighborhood, municipal and regional scale.



## ***Policy 26 Neighborhood Service Centers***

Create community centers providing and integrating a broad range of public and private social, educational, health, employment and other services.

## **Revitalization and Housing**

### ***Policy 27 Housing Programs***

Support state housing programs that encourage revitalization.

### ***Policy 28 Mix of Housing Types***

Promote the development of a variety of rental and owner-occupied, single- and multi-family housing and housing for a broad range of income groups, diverse cultures and for groups with special needs, so as to balance the mix of residential uses and to reduce the concentration of low income and minority housing in areas undergoing revitalization without causing undue displacement of existing residents.

### ***Policy 29 Residential Adaptive Reuse***

Support urban revitalization efforts that:

- promote the residential adaptive reuse of obsolete facilities, such as the conversion of older industrial, commercial and public facilities by appropriately revising regulations that might prevent or discourage adaptive reuse and by providing state technical assistance and funding;
- promote adaptive reuse of such facilities for artists' living and working studios; and
- support demolition of obsolete and abandoned residential sites outside historic districts that are not suitable for adaptive reuse where redevelopment opportunities may be increased by land assembly or land banking.

### ***Policy 30 Nonprofit Housing Sponsors***

Encourage nonprofit housing sponsors as a means to developing a range of reasonably priced housing choices.

### ***Policy 31 Low-income Housing Opportunities***

Reverse the trend toward large concentrations of low-income households in municipalities experiencing distress, including those disproportionately occupied by racial minorities, by creating and affirmatively marketing low-income housing opportunities in less distressed neighborhoods and communities, while selectively demolishing vacant, obsolete housing for parks, community gardens or housing expansion, and development of market rate housing.

### ***Policy 32 Neighborhood Parks***

Establish safe and accessible recreational facilities, open space and parks in residential areas.

### ***Policy 33 Lead-paint Removal***

Intensify rehabilitation activities for lead-paint removal in aging housing units.

## Revitalization and the Environment

### **Policy 34 Revitalization for Sustainability**

Use redevelopment and rehabilitation projects that improve and protect the environment and contribute to the sustainability of revitalizing communities by:

- promoting the reuse of vacant and transitional lands for community gardens and ecologically sound intensive farming;
- using rooftops for gardens, and solar-electric- and thermal-collection systems;
- improving access to waterfront areas, public open space and parks through the redevelopment of vacant lots and abandoned structures and uncovering of paved over waterways;
- reducing heat islands; and
- maintaining existing trees and forested areas and planting new trees.

## 7. Housing

*Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.*

## Planning and Regulation

### **Policy 1 Balanced Housing Policies for Master Plans and Development Regulations**

Provide a reasonable balance in master plans and development regulations between:

- residential and other land uses, to achieve sensible ratios between housing and jobs, housing and retail, housing and open space, and other uses;
- different housing types, to address the full range of housing needs and preferences (different age groups, income levels, mobility options and life styles); and
- housing costs, with an emphasis on quality affordable housing, housing tenures and residential arrangements.

### **Policy 2 Age-restricted Housing**

Planning for age-restricted housing should be grounded in local master plans that are balanced with housing for a range of ages and should be physically integrated into or connected to Centers or other areas with facilities and services.

### **Policy 3 Housing Location Policies for Master Plans and Development Regulations**

In general, master plans and development regulations should encourage:

- the location of housing in proximity and easy access to employment areas; and
- the location of housing with densities of six dwelling units per gross acre or greater, within walking distance of schools, services, transit, civic and employment opportunities.

## ***Policy 4 Municipal Housing Elements and Capital Plans***

Maintain up-to-date housing elements coordinated with capital plans in municipal master plans.

## **Housing Maintenance and Neighborhood Rehabilitation**

### ***Policy 5 Housing Preservation and Neighborhood Rehabilitation***

Encourage and support housing maintenance which is essential to neighborhood stability through coordinating property maintenance code enforcement and through incentives for housing and neighborhood rehabilitation.

### ***Policy 6 Preservation of Affordable Housing***

Preserve the existing, basically sound affordable housing stock, since it is as important as providing new affordable housing opportunities.

### ***Policy 7 Efficient Use of Existing Housing Stock***

Facilitate the efficient use of the existing housing stock through codes and regulations as a way of meeting housing objectives.

## **Housing Finance and Subsidies**

### ***Policy 8 Fair-lending Practices***

Prohibit discrimination and promote and enforce fair-lending practices to ensure the financing of housing for a full range of income groups, special-needs groups and housing types, including owner-occupied and rental housing.

### ***Policy 9 Housing Financing Techniques***

Identify, provide and promote financing techniques which reduce housing costs and broaden the range of eligible housing types and applicants.

### ***Policy 10 Housing Subsidies***

Provide adequate subsidies for housing producers and consumers to ensure the provision of housing at reasonable cost for a range of income groups, including the very low income, of special needs groups and of tenure types, including owner-occupied and rental housing.

### ***Policy 11 Housing Co-development***

Promote public/private partnerships for housing development and redevelopment, using all available techniques including the development capacities of the New Jersey Housing and Mortgage Finance Agency and county improvement authorities.

### ***Policy 12 Difficult To Finance Housing Types***

Financing mechanisms for housing in mixed-use buildings and other difficult to finance housing types should be developed by lending institutions, state entities and other interested organizations.

## **Policy 13 Mortgage Underwriting**

Mortgage underwriting should:

- develop procedures that are streamlined and user friendly;
- develop standards that are flexible and sensitive to the unique needs of individual buildings and applicants; and
- develop standards that reflect the potential household savings resulting from access to mass transit and other cost-saving features of location-efficient neighborhoods.

## **Housing and Community Development**

### **Policy 14 Nondiscrimination**

Ensure access to housing opportunities for all people regardless of race, religious beliefs, color, national origin, ancestry, sources of housing payment (for example, subsidy vouchers), handicaps, marital status, number of children, sexual preference or gender.

### **Policy 15 Housing and Community Development and Redevelopment**

Enhance community development and redevelopment strategies that target housing programs to designated neighborhoods so that housing development is better coordinated with the provision of other community services, economic development, employment opportunities, education and public safety efforts.

### **Policy 16 Nonprofit Housing**

Support the development and redevelopment of nonprofit housing for low- and moderate-income groups and special needs groups by providing adequate funding incentives and technical assistance to nonprofit housing sponsors.

### **Policy 17 Special Needs Housing**

Coordinate planning for an adequate supply of supported housing for persons with special needs at the state, county and municipal levels. Facilities should be designed to assure the safety of residents, facilitate barrier-free community interaction, and be physically and socially integrated within neighborhoods.

### **Policy 18 Development Fees for Affordable Housing**

Development fees on development and redevelopment should continue to provide a way of raising municipal funds for affordable housing.

### **Policy 19 Housing Revitalization Without Displacement**

Minimize displacement effects that may be attributed to development and redevelopment or to condominium or cooperative conversion activities, whether privately or publicly funded.

### **Policy 20 Mixed-income Neighborhoods**

Promote and support housing development and redevelopment which results in mixed-income neighborhoods.



## **Policy 21 Adaptive Reuse of Obsolete Buildings for Housing**

Encourage the adaptive reuse of obsolete commercial, industrial and civic buildings for housing.

### **Housing and Neighborhood Design**

## **Policy 22 Integration of Housing with Different Unit Types or Costs**

Seek to integrate different housing types and units of varied costs in neighborhood design.

## **Policy 23 Community-oriented Housing Features**

Emphasize community-oriented housing features, such as front porches, balconies and small front setbacks, where appropriate, to increase incidental social interaction and neighborhood security.

## **Policy 24 Security and Community**

Balance safety and security considerations with the need to maintain accessibility and openness in residential neighborhood design.

## **Policy 25 Use of Renewable and Nontoxic Building Materials**

Favor the use of nontoxic and sustainable building materials in housing construction.

## **Policy 26 Universal Design**

Accommodate in a cost-effective manner the present and future needs of various age groups and developmental abilities through the design of housing interiors and exteriors.

### **Coordination with the New Jersey Council on Affordable Housing**

## **Policy 27 Coordination with the New Jersey Council on Affordable Housing**

Using the State Plan as a guide, collaborate with the Council on Affordable Housing on the allocation of affordable housing needs to coordinate timetables and policies to increase predictability for municipalities.

## **Policy 28 Municipalities and COAH Certification**

All municipalities should address their affordable housing obligations and are encouraged to petition the Council on Affordable Housing to have their housing elements and fair share plans receive substantive certification.



*This former cigar factory in Trenton was converted into apartments.*

## 8. Transportation

*Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.*

### Coordinated Transportation Planning

#### **Policy 1 Transportation Maintenance and Repair**

The maintenance and repair of the existing transportation network is the highest transportation priority.

#### **Policy 2 Public Transportation Priorities**

Public transit funds should be invested in the following areas beyond preservation of the existing network:

- Improvements that provide greater accessibility to rail, bus and ferry transit stations and Centers from within and outside the state.
- Improvements that promote system usage for intra-state trips, especially realizing the potential of the major transfer facilities and connecting the rail system to important in-state traffic generators.
- Improvements that foster mobility within developed areas and that link neighborhoods, for example, intra-city transit.
- Improvements that link redevelopment to existing and planned mass transit facilities.
- Connect developed areas that are under served by mass transit.
- Promote development that is conducive to mass transit services.
- Expansions of fixed rail networks that, where feasible, complete coverage to all significant corridors in locations and ways that support compact development and redevelopment.
- Capacity that permits travel conveniently and comfortably to major centers adjacent to the state.

#### **Policy 3 Coordination of Transportation Planning Among Public, Quasi-public and Private Agencies**

Improve the coordination and integration of transportation planning among the relevant public, quasi-public and private transportation interests in New Jersey, including the metropolitan planning organizations, bistate authorities, toll road authorities and commissions. Transportation planning coordination should also be improved through the provisions of the federal Transportation Equity Act for the 21st century, including the Metropolitan Planning Organization Transportation Improvement Plan process.

#### **Policy 4 Integration of Land Use and Transportation Planning**

Establish a working partnership between transportation agencies, municipal, county and regional governments and the private development community to strengthen the linkages between land use planning and transportation planning for all modes of transportation including mass transit, highways, rail, aviation, passenger ferry service and port facilities. Transportation system

improvements and good land use planning practices must be mutually supportive. Coordinate and harmonize local, state and regional infrastructure investment plans and programs with local land use plans to achieve the following objectives:

- Reduce consumption of land and increase the efficiency of infrastructure.
- Support public transportation systems and other alternatives to the automobile.
- Reduce total vehicle miles of travel.
- Reduce the overall consumption of energy resources for transportation purposes.

### **Policy 5 Transportation and Environmental Resource Protection**

Coordinate transportation planning and project development with environmental planning through a capital planning process. Before programming for construction, evaluate the direct, indirect and cumulative impacts of installing transportation improvements and of the development that these improvements may support or induce to ensure that they accommodate and protect sensitive environmental resources.

### **Policy 6 Transportation and Air Quality**

Coordinate transportation planning and project development with the State Implementation Plan to attain the National Ambient Air Quality Standards within the timeframe set forth by the Clean Air Act and the greenhouse gas emission reduction targets of the New Jersey Department of Environmental Protection.

### **Policy 7 Transportation and Energy Conservation**

Reduce the consumption of energy resources for transportation purposes by:

- reducing the total vehicle miles traveled through efficient land development patterns;
- using public and alternative transportation systems; and
- encouraging the development of higher-mileage vehicles.

### **Policy 8 Transportation and Aesthetics**

Incorporate aesthetic values in capital planning, design and maintenance of transportation systems and corridors.

### **Policy 9 Transportation and Context-sensitive Design**

Promote flexible transportation design standards and flexible application of standards which take into consideration the needs of people and the design and natural characteristics of adjacent areas.



## **Protection of Transportation Investments**

### ***Policy 10 Unused and Abandoned Transportation Rights-of-way***

Protect appropriate rights-of-way that may serve future transportation or public purpose needs (for example, where rail service has been discontinued or land has been acquired for projects that were later abandoned). Ensure that neighboring land uses are compatible with potential future uses for rights-of-way.

### ***Policy 11 Aviation Facilities***

Preserve and protect New Jersey's public use aeronautical facilities to maintain statewide access to the global air transportation network. Enhance those facilities for goods and people to maintain the viability of the airport to meet its role in the transportation system and where appropriate to act as a stimulus for the regional economy. Provide adequate land use management for those areas immediately surrounding public use airports through air safety zones, master plans, capital plans, official maps and development regulations.

## **Transportation Systems Management**

### ***Policy 12 Transportation Systems Integration***

Complete intra- and inter-modal transportation linkages and facilities to ensure that the various systems work together as a unified, integrated, comprehensive and efficient network.

### ***Policy 13 Mobility and Access***

Emphasize the movement of more people rather than the movement of more vehicles and enhance access to employment, goods, services and information. Promote greater use of, and invest in, public transportation, alternative transit modes (for example, car and van pooling, ferry services), organizational arrangements (for example, transportation management associations), bicycling and pedestrian design, before increasing automobile related system capacity.

### ***Policy 14 Efficient Utilization of Capacity***

Efficiently manage the existing transportation network. Employ or provide for both capital and operational improvements the latest available technology and design techniques where they can efficiently increase the capacity or reduce costs of all forms of existing and planned transportation infrastructure and services.

### ***Policy 15 Provision of Public Transportation Services***

Maintain or expand public transportation services to areas of existing and planned high-density development that provide opportunities to exploit the efficiencies of mass transportation systems in ways that support development and redevelopment. Promote the use of high-occupancy vehicles, bicycle and pedestrian facilities in all development where feasible.

### ***Policy 16 Transportation Demand Management Strategies***

Promote market-based incentives to encourage transit, intercept parking, carpooling, park-and-rides, telecommuting, flexible hours, and other travel demand alternatives that utilize existing capacity. Specific demand-side programs include cashing out of free parking, implementing peak and off-peak pricing on roads, automobile insurance discounts for transit riders and providing transit vouchers.

## ***Policy 17 Transportation Supply Management Strategies***

Alleviate congestion on the existing infrastructure system by managing the supply of transportation services. Specific supply side programs that should be considered include electronic toll collection, intelligent transportation systems, highway access management plans, transportation improvement and development districts and employer or other shuttle pick-up at transit stations.

## ***Policy 18 Highway Access Management***

Develop and adhere to highway access management plans and programs that protect system capacity and provide for safe travel. Control local access to highway capacity through plans, regulations and negotiated agreements between appropriate levels of government in ways that ensure that regional needs, adequate system capacity and public health and safety are protected and minimize sprawl. Encourage parallel service roads, shared driveways and parking, and pedestrian access between neighboring uses.

## ***Policy 19 Regional and Local Traffic Patterns***

Separate regional through traffic from local traffic by way of limited access bypass roads—planned to minimize sprawl and adverse impacts on adjacent communities—where alternative circulation patterns using existing roads are not feasible.

## **Transportation and Economic Development**

### ***Policy 20 Transportation Planning as a Redevelopment and Development Tool***

Employ transportation planning, facilities and services as development and redevelopment tools to shape growth and leverage economic development opportunities.

### ***Policy 21 Labor Markets***

Use appropriate transportation connections to link places of residence with those areas of growing employment opportunities identified in the State Plan.

### ***Policy 22 Recreational and Tourism Travel***

Promote travel and tourism in New Jersey by making appropriate transportation investments that consider seasonal demands, enhance mobility and accessibility through infrastructure improvements, access management and demand management strategies, and protect the resources on which recreation and tourism are dependent.

### ***Policy 23 Goods Movement***

Enhance the movement of goods throughout New Jersey by investing in a comprehensive network for regional and interstate commerce, including, where appropriate:

- developing intermodal facilities linking seaports, airports, railroads and highways;
- encouraging movement of goods by rail to and from the ports and elsewhere, while protecting current and future passenger use on available rights of way;
- dredging channels to provide shipping access;

- developing new port facilities, including new land for expansion; and
- providing exclusive rights-of-way congestion bypasses for local port and distribution activities and regional through movement of trucks.

## **Policy 24 Traffic Calming**

Encourage the use of traffic calming techniques to enhance pedestrian and bicycle circulation and safety within compact communities and other locations where local travel and land access are a higher priority than regional travel.

# **9. Historic, Cultural and Scenic Resources**

*Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values.*

## **Policy 1 Identification and Inclusion**

Coordinate the identification of historic areas, historic sites, landscapes, archeological sites and scenic corridors for inclusion in state and national registers and in county and municipal planning documents.

## **Policy 2 Municipal Plans**

Include historic surveys and scenic corridors in local master plans.

## **Policy 3 Preservation Guidelines**

Ensure uniformity in guidelines used by all levels of government for the preservation and rehabilitation of historic buildings.

## **Policy 4 Historic Resources and Development Regulations**

Protect the character of historic sites, landscapes, structures and areas through comprehensive planning, flexible application of zoning ordinances, construction codes and other development regulations.

## **Policy 5 Archaeological Resources**

Investigate, protect and document archaeological resources identified prior to disturbance of the site. Encourage voluntary, expedited documentation of archaeological finds that might not otherwise be investigated, especially in private construction sites.

## **Policy 6 Historic Resources and Infrastructure**

Locate and design public and private capital improvements to protect historic resources and their settings from the immediate and cumulative effects of construction and maintenance of these improvements.



## **Policy 7 Historic Structure Re-use and Affordable Housing**

Promote adaptive reuse of historic structures to provide affordable housing, where appropriate, in ways that respect architectural and historic integrity.

## **Policy 8 “Main Street” Programs**

Promote “Main Street” and other programs to aid in protecting historic sites and structures during revitalization of traditional downtown areas.

## **Policy 9 Identification and Delineation of Scenic and Historic Corridors**

Participate in the coordination of state, regional and local government identification and delineation of scenic and historic corridors throughout New Jersey, and take the necessary steps to protect them.

## **Policy 10 Greenways, Scenic and Historic Corridors**

Establish within a regional greenway system publicly accessible portions of scenic and historic corridors to provide passive and active recreational and cultural opportunities.

## **Policy 11 Development Patterns and Design to Support Scenic and Historic Values**

Manage development and redevelopment to maintain, complement and enhance scenic and historic values within identified and delineated scenic and historic corridors.

## **Policy 12 Protection and Preservation of Scenic and Historic Corridors**

Protect scenic and historic corridors by appropriate means and preserve them by using easement purchase, density transfers, fee simple purchase and other innovative and effective mechanisms.

## **Policy 13 Museums**

Support museums, libraries, interpretive centers, archives and other public buildings as repositories of past culture and showcases for contemporary culture, and locate them in Centers, where appropriate, as interconnected components of community-based learning networks.







### **Policy 14 Civic Design and Public Art**

Encourage high-quality design of all public buildings and landscapes, and promote the use of art in all public buildings and spaces.

### **Policy 15 Economic Development**

Use historic preservation as a tool to promote economic development.

## **10. Air Resources**

***Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.***

### **Policy 1 Statewide Coordination**

The State Implementation Plan (SIP) should devise, enact, and implement necessary initiatives to help the state meet the provisions of the federal Clean Air Act. State government should involve municipal, county and regional governments, metropolitan planning organizations, major authorities and commissions and appropriate public and private sector organizations in the preparation of the SIP. Planning at all levels of government should be coordinated to ensure that both land and capital facility development and redevelopment will lead to attainment of National Ambient Air Quality Standards (NAAQS).

### **Policy 2 Regional-Interstate Coordination**

Undertake cooperative regulatory, land use development and transportation programs by the state to meet NAAQS through research and cooperation with other states in the region and with appropriate federal and interstate authorities.

### **Policy 3 Land-use Patterns**

Establish and maintain growth management programs at all levels of government that promote Center-based land-use patterns that reduce automobile dependency, shorten automobile trip lengths and encourage use of alternative modes of transportation.

### **Policy 4 Carbon Monoxide Hot Spots and Ozone**

Recognize the deleterious impacts of both ozone and carbon monoxide pollutants caused by traffic congestion in regional and local plans. Undertake remedies that mitigate or eliminate these impacts through public and private sector actions addressing transportation mobility choices, use of clean, renewable, alternative forms of energy and development or redevelopment activities within the affected areas.

### **Policy 5 Vehicle Miles Traveled Reduction**

Reduce vehicle miles traveled by trip reduction strategies, better local and regional land use planning and greater use of other modes of transport.

### **Policy 6 Air Quality and the Biosphere**

Promote government policies that support the reduction of acid rain, global warming, ozone depletion, sea level rise and other pollutant transport mechanisms, and toxic emissions generally.

## **11. Water Resources**

***Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.***

### **General**

#### **Policy 1 Intergovernmental Coordination**

Coordinate the planning efforts of agencies that manage and protect land, water and other environmental resources to ensure consistency among plans and that the cumulative effects of development and redevelopment do not degrade water quality and supply.

#### **Policy 2 Integration of Water Quality and Land-use Programs**

Integrate state, regional and local land-use and water-management planning to avoid surface and ground water degradation due to the cumulative effects of point and nonpoint source pollution.

#### **Policy 3 Watershed Resource Planning**

Institute a watershed-based resource planning and permitting program which addresses sustainability of ground and surface water resources including, at a minimum: water quality, water supply, wastewater management, land-use planning and regulation, nonpoint and point source pollution abatement, flood control and effects of inter-basin transfers.

## **Policy 4 Prevention of Water Pollution**

Prevent pollution by managing the character, location and magnitude of development based on direct and indirect, individual and cumulative impacts on ground and surface water quality as measured by recognized scientific methods.

## **Policy 5 Water Quality/Individual and Community On-site Wastewater Treatment Systems**

Provide for well-designed and maintained individual and community on-site wastewater treatment systems that produce treated effluent suitable for recharging ground water or for assimilation in surface water bodies.

## **Policy 6 Toxic and Hazardous Materials**

Manage the location and design of land uses and structures that involve the use, storage, treatment or disposal of toxic and hazardous materials to prevent contamination of ground and surface water.

## **Policy 7 Wetlands**

Protect and enhance wetlands as a means of protecting and improving water quality, controlling floods and ensuring habitat diversity through watershed planning, local and regional land-use planning, incentives, education and regulation.

## **Policy 8 Nonpoint Source Pollution**

Reduce and where feasible eliminate the volume and toxicity of pollution in surface and ground water from nonpoint sources.

## **Policy 9 Integrating Land-use Planning and Natural Resource Information**

Integrate county and municipal land-use planning with information on carrying capacity of natural systems and landscape units (for example, watershed), including aspects of the local or regional hydrologic system.



## **Ground Water**

### ***Policy 10 Protecting Ground Water Sources***

Include policies and standards for managing development and redevelopment in county and municipal master plans and development regulations to protect aquifer recharge areas and wellheads of public and private potable water supply systems.

### ***Policy 11 Aquifer Recharge Areas***

Delineate prime and locally important aquifer recharge areas and include them in municipal and county plans to protect ground water resources and improve the statewide coordination of planning efforts.

### ***Policy 12 Management Programs for On-site Waste Disposal and Septage Removal***

Establish management programs for the maintenance of on-site wastewater systems and the appropriate disposal of septage to prevent system failure and eliminate pollution from septic systems.

### ***Policy 13 Water Quality and Limestone Areas***

Protect surface and ground water quality in limestone areas by utilizing state-of-the-art planning and engineering standards specifically designed for use in limestone areas.

### ***Policy 14 Managing Development for Water Quality***

Protect ground water quality by assuring proper siting, design and installation of on-site wastewater or stormwater treatment systems which would not drain directly into areas of limestone, porous soils, high water tables, and fresh and saltwater wetlands.

### ***Policy 15 Aquifer Protection***

Manage the character, location and magnitude of development and redevelopment in aquifer recharge areas to avoid potential contamination or saltwater intrusion and to otherwise avoid adversely affecting the quantity and quality of water in the aquifer.

### ***Policy 16 Wellfield Protection***

Manage the character, location and magnitude of development and redevelopment to prevent the discharge of pollutants that may adversely affect wellfields and areas designated as existing or future water supply sources.

## **Surface Water**

### ***Policy 17 Identification and Delineation of Surface Water Systems***

Identify and delineate headwaters, reservoirs and other sensitive surface water resource systems and manage activities in areas containing, or adjacent to, these systems to protect them from immediate or cumulative negative impacts to flow and quality.

## ***Policy 18 Stream Corridor Protection and Management***

Protect, establish and maintain appropriately vegetated buffers along streams, rivers, wetlands, reservoirs and scenic waterways to protect the natural functions and quality of surface water resources.

## ***Policy 19 Site Disturbance***

Site disturbance should be minimized to prevent or reduce soil erosion, sedimentation, compaction and loss of native vegetation.

## ***Policy 20 Stormwater Management Facilities***

Convey stormwater to surface water bodies at a quantity, quality and rate equal to that which would be achieved through natural processes, emphasizing the use of naturally functioning systems and nonstructural methods.

## ***Policy 21 Regional Stormwater Management***

Encourage regional flood and stormwater management planning and where appropriate the creation of regional control facilities to minimize the proliferation of on-site basins.

## **Water Supply Management**

### ***Policy 22 Development and Water Supply***

Establish the character, location, magnitude and timing of development and redevelopment based on, and linked to, the quantity of water that is available without adversely affecting water-dependent habitats and ecosystems and without exceeding the sustainable yield of the water source.

### ***Policy 23 Water Supply and Facilities Capacity***

In areas experiencing stressed water supply resources, improve current systems and manage water use and development intensity, to minimize the need for additional water supply facilities.

### ***Policy 24 Water Supply Planning***

Coordinate the Statewide Water Supply Master Plan with the State Plan, and coordinate state, regional and local land use with the Statewide Water Supply Master Plan to ensure that water demands of new development do not exceed or degrade water resources.

### ***Policy 25 Water Conservation***

Encourage appropriate use of indigenous plants in landscaping, water-saving design, building standards and construction techniques, agricultural best management practices, water reclamation and reuse, peak and off-peak period pricing, and water conservation measures to reduce demand for water.

### ***Policy 26 Agricultural Water Supply***

Consider the water needs of the agricultural industry in water supply planning at all levels of government.

## **Policy 27 Drought Planning System Interconnections**

Interconnect individual public water supply networks to create an emergency system that can meet water supply need during periods of drought.

## **Flood Control**

### **Policy 28 Flood Plain Development and Redevelopment**

Protect and enhance wetlands and avoid development and redevelopment in designated flood plains.

### **Policy 29 Natural Systems and Nonstructural Methods**

Use naturally functioning systems and nonstructural methods for stormwater management and flood control in public and private development, wherever practicable.

### **Policy 30 Stormwater Management Systems**

Plan for stormwater management and flood control systems on a watershed basis, incorporating where feasible natural systems and nonstructural methods, including increased filtration.

### **Policy 31 Flood Protection**

Where natural and nonstructural methods, including buy-outs, are insufficient to provide flood protection, design and construct adequate flood protection facilities to minimize risk to life and property and to preserve water-dependent ecosystems.

### **Policy 32 Flood Hazard Areas**

Include Flood Hazard Areas within stream corridors to ensure coordination of planning efforts and to support federal, state and local emergency management and resource protection efforts.

### **Policy 33 Managing Development and Redevelopment outside of Flood Plains**

Design and construct new development so that there is no net increase in the runoff rate or flood peak to prevent increases in flooding and damage to stream corridors.

### **Policy 34 Flood Control in Tidal Areas**

Implement federal flood hazard reduction standards in areas subject to tidal flooding to reduce flood damage.

## **12. Open Lands and Natural Systems**

***Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.***



## Open Space and Recreational Lands

### **Policy 1 Open Space Acquisition Priorities**

Funds for the acquisition of open space and farmland retention should be used for the following features (not listed in order of priority):

- Critical Environmental Sites;
- greenbelts that define Centers;
- greenways;
- land containing areas of significant agricultural value, recreational value, scenic value or with environmentally sensitive features;
- land in agricultural production that achieves other open space goals;
- land needed to meet existing and future needs for active recreation; and
- parks, plazas and public spaces in urban areas that enhance community character and support redevelopment efforts.

### **Policy 2 State Open Space and Outdoor Recreation Plan**

Prepare and maintain a detailed state Open Space and Outdoor Recreation Plan, including appropriate maps, for existing and needed recreational and open space land in New Jersey.

### **Policy 3 Coordinated Planning**

Coordinate regional, county and municipal plans with the state Open Space and Outdoor Recreation Plan to ensure there are adequate lands available to meet the needs of future generations and to ensure that the character, location and magnitude of development is compatible with the recreational and open space value of existing and needed recreational and open space facilities.

### **Policy 4 Integration of Goals**

Plan and design the preservation of recreational and open space land to maximize implementation of other Statewide Policies, including environmental protection and protection of the Environs, while implementing recreational and open space policies.

### **Policy 5 Adequate Recreational Facilities**

Ensure that there are adequate indoor and outdoor recreational facilities where appropriate for the year-round enjoyment and health of residents and tourists.



## ***Policy 6 Adequate Facilities for Development and Redevelopment***

Ensure that the character, location, magnitude and timing of development and redevelopment are linked to the availability of adequate recreational facilities and open space land needed to serve growth.

## ***Policy 7 Open Space and Redevelopment***

Provide, in redevelopment programs, for the acquisition, development and maintenance of recreational and public open space that will assist in the creation of an attractive and desirable quality of life in the redevelopment area.

## ***Policy 8 Trails, Greenways and Blueways as Public Open Space Linkages***

Implement the New Jersey Trails Plan for a statewide network of open space corridors (greenways) and waterway corridors (blueways) that link recreational and open space land by way of corridors, paths, river and stream corridors, migratory routes, hiking and biking trails, beaches, abandoned railroad rights-of-way, scenic trails and outlooks, historic areas and other resources and public open spaces, through the cooperation of state, regional and local government, as well as private groups and property owners.

## ***Policy 9 Retention of Recreational and Open Space Land in Private Ownership***

Promote and encourage the protection and enhancement of privately owned tracts of open space, wetlands or forest lands, as well as privately owned recreation facilities such as golf courses and ski resorts, as appropriate, through technical assistance, easement purchases, density transfers and deed restriction programs at the state level.

## ***Policy 10 Publicly Owned Watershed Lands***

Establish and maintain undeveloped publicly owned lands within the watersheds of potable water supply reservoirs as public open space and distribute the cost of maintaining such lands equitably as a public asset.



## ***Policy 11 Tax-exempt Property Used for Open Space***

Provide appropriate mitigating aid where there is a high proportion of tax-exempt property to be used as open space and fiscal hardship can be demonstrated.

## ***Policy 12 Coastal/Waterfront Access***

Maintain and improve public access to coastal and waterfront areas of recreational, aesthetic, cultural or ecological value, provided that such access does not degrade the function and value of the natural resource system.

## ***Policy 13 Location of Recreational Facilities and Open Space***

Locate recreational facilities and open space as close as possible to the populations they serve, taking into account the nature of the recreational facility or open space.

## ***Policy 14 Public Use of Public Lands and Facilities***

Provide for public recreational use of public lands and facilities, including schools.

## ***Policy 15 Public Use of Private Lands***

Encourage and provide incentive programs to property owners who are willing to allow public use of private recreational or open space lands and facilities.

## **Biological Diversity**

### ***Policy 16 Contiguous Open Space***

Preserve and restore the functional integrity of natural systems, including large contiguous tracts of forest, grasslands and other natural land, to protect biological diversity.

### ***Policy 17 Corridors***

Connect large contiguous tracts of forest, grasslands and other natural lands with stream and river corridors with corridors and greenways to enhance their functional integrity for biological diversity.

### ***Policy 18 Critical Habitats***

Identify critical habitats during the preparation of municipal plans to ensure coordination of planning efforts and to support state and local resource-protection efforts.

### ***Policy 19 Resident and Migratory Threatened and Endangered Species***

Identify and protect the habitats of resident and migratory threatened and endangered species. Manage the character, location and magnitude of growth and development in, and adjacent to, such habitats to avoid direct or indirect negative impacts on threatened or endangered species or their habitat.

### ***Policy 20 Wildlife Management***

Manage wildlife and invasive species to control overpopulation and maintain balance of the eco system.

## ***Policy 21 Dark Areas***

Designate areas determined to provide nocturnal benefits to flora and fauna or to be especially suitable for astronomical observations as “dark areas” where lighting is prohibited or limited.

## **Critical Slopes**

### ***Policy 22 Protection of Critical Slopes and Ridgelines***

Cooperate in the implementation of a comprehensive, statewide program by municipal, county, regional and state agencies to map critical slope and ridgeline areas to ensure coordination of planning efforts and to support state and local resource protection efforts.

### ***Policy 23 Design of Development***

Manage the character and location of development in critical slope and ridgeline areas through municipal master plans and regulations that ensure that the development and redevelopment is visually compatible with the scenic character of the critical slope and ridgeline area.

### ***Policy 24 Performance Standards for Critical Slope Areas***

Incorporate performance standards based on local soil, topographic and geological conditions for development in critical slope and ridgeline areas in development regulations to maintain the hydrologic cycle, prevent erosion and preserve critical habitats.

### ***Policy 25 Soil Disturbance and Stormwater Management***

Construction standards that minimize soil disturbance during construction in critical slope areas should be prepared and implemented by municipalities with the technical support and assistance of state agencies. Critical slope areas that are cleared during development or forestry activities should be revegetated with native vegetation according to appropriate soil conservation and stormwater management techniques.

### ***Policy 26 New Capital Facilities***

New capital facilities should not be extended to critical slope areas except where necessary to provide emergency access to existing uses or to address a public health and safety need.

## **Forested Areas**

### ***Policy 27 Prime Forested Areas***

Cooperate in mapping prime forest areas by municipal, county, regional and state agencies throughout the state to ensure coordination of planning efforts and to support state and local forestry and resource protection efforts.

### ***Policy 28 Urban Forestry***

Maintain existing trees and plant new trees in developed areas through sound planning and management, applying urban forestry principles.

## **Policy 29 Commercial Use of Forest Resources**

Manage forest resources on a long-term, sustained-yield basis in terms of the viability and productivity of commercial timber use. Forestry practices should be sensitive to the environmental value of forested lands, and forestry should be carried out to the maximum extent practicable without impairing environmental quality.

## **Policy 30 Public Acquisition of Forest Resources**

Acquire forest resources that serve an overriding public purpose for public use and preservation.

## **Policy 31 Water Quality**

Design forest management practices to protect watersheds, wetlands, stream corridors and water bodies from nonpoint source pollution and other adverse effects to water quality and aquatic habitat.

## **Policy 32 Scenic Qualities**

Protect scenic qualities of forested areas that are visible from public roads, trails and waterways from visually intrusive land uses. Preserve these qualities through setbacks and other scenic corridor maintenance programs.

## **Policy 33 Private Forested Lands**

Provide incentives by all levels of government for the continued maintenance of forested lands in private ownership.

## **Policy 34 Maintaining Tree Resources**

Encourage the planting and maintenance of trees, including the establishment of small forested areas of native species in communities, by all levels of government statewide.

# **13. Energy Resources**

***Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.***

## **Policy 1 Energy Resource Planning**

Use the State Energy Master Plan as a vehicle to coordinate the energy planning activities of state agencies, private utilities and utility authorities, and encourage municipal and county capacity analyses to include energy demand to ensure consistency among them and so that sufficient energy resources are available to meet the energy demands of the state.

## **Policy 2 Energy and the Environment**

Promote and encourage development and expanded use of environmentally sensitive, renewable energy resources and energy conversion processes that reduce the demand for fossil fuel consumption and the byproducts created during the combustion of fossil fuels.

### **Policy 3 Energy-efficient Community Design**

Promote and encourage development and redevelopment in higher intensity mixed-use Centers and redesigned Nodes that accommodate the use of alternative modes of transportation and shared parking and other site improvements and infrastructure. Design, locate and orient development and redevelopment, including lighting plans, to allow maximum use of passive solar energy and to take advantage of topography, vegetation and prevailing climatic conditions, to reduce energy demands and needs.

### **Policy 4 Energy-efficient Buildings**

Ensure that all new buildings in the state are energy-efficient and that existing buildings are retrofitted and weatherized to reduce energy demand. Encourage owners and tenants of commercial and industrial buildings to capture and recycle energy from production processes using devices such as heat exchangers.

### **Policy 5 Energy Efficiency and Transportation**

Encourage energy-efficient pedestrian, public and group transportation options by developing and redeveloping in compact forms and by providing facilities and services that support energy-efficient travel options.

### **Policy 6 Cogeneration**

Encourage and promote cogeneration of energy from waste heat produced by on-site industrial processes.

### **Policy 7 Energy Supply Resources**

Support a shift from virgin extraction and imported fossil fuels to renewable, domestic energy supplies through energy conservation programs.

### **Policy 8 Adequate Energy Capacity**

Ensure that adequate energy capacity exists to meet statewide demands through conservation, cogeneration and either facility additions or upgrades.

### **Policy 9 Energy Conservation**

Promote the use of energy-efficient transportation vehicles and systems, industrial processes, buildings and building systems, including heating, ventilation and air conditioning, appliances and lighting, and the use of other energy conservation measures that reduce demand for energy resources.



*A cogeneration plant in Trenton.*



## **Policy 10 Energy Deregulation**

Ensure through market-based incentives, regulatory streamlining or other means that energy infrastructure capacity is maintained and upgraded to high levels of service and state-of-the-art technologies in existing developed areas, particularly in municipalities experiencing distress.

## **14. Waste Management, Recycling and Brownfields**

***Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.***

### **Policy 1 Planning for Solid and Hazardous Wastes**

Coordinate the existing statutory and regulatory mechanisms for planning, siting, designing, permitting, constructing and operating facilities for the treatment, storage and disposal of solid and hazardous wastes.

### **Policy 2 Regionalization of Waste Management Facilities**

Promote multi-jurisdictional planning, design and siting of waste management and disposal facilities and of recyclable materials collection and processing systems.

### **Policy 3 Self-sufficiency in Waste Management**

Promote self-sufficiency in waste management to the extent possible by preparing and implementing Solid Waste Management Plans that support a hierarchy of techniques, starting with source reduction, reuse, recycling, composting and state-of-the-art disposal of remaining waste.

### **Policy 4 Waste Stream Reduction**

Promote waste stream reduction at the source through product design by eliminating or reducing the weight or volume of packaging materials by decreasing the toxic components contained within products and packaging and by increasing product durability, reuse, refillability and repair.

### **Policy 5 Recycling and Resource Conservation**

Conserve resources and promote the economic reuse of materials by fostering programs to recycle and reuse waste and by creating markets for recyclable materials.

### **Policy 6 Removal and Proper Management of Hazardous Wastes from the Solid Waste Stream**

Reduce exposure to toxic emissions by removing hazardous wastes from the solid waste stream using pollution prevention technologies and developing permanent household hazardous materials management and disposal programs in each county or on a regional basis throughout the state.

## Policy 7 Markets for Recycled Products

Promote the development of markets for recycled goods by:

- providing incentives for private industry to accept recyclable material and products manufactured from recycled goods;
- expanding the state's capacity for demanufacturing and remanufacturing; and
- encouraging government agencies to maximize their use of goods that incorporate recycled materials.

## Brownfields and Contaminated Sites

### Policy 8 Priority for Community Brownfield Plans

Give priority for public resources and assistance to communities with brownfield redevelopment strategies consistent with neighborhood and municipal plans.

### Policy 9 Redevelopment of Brownfield Sites

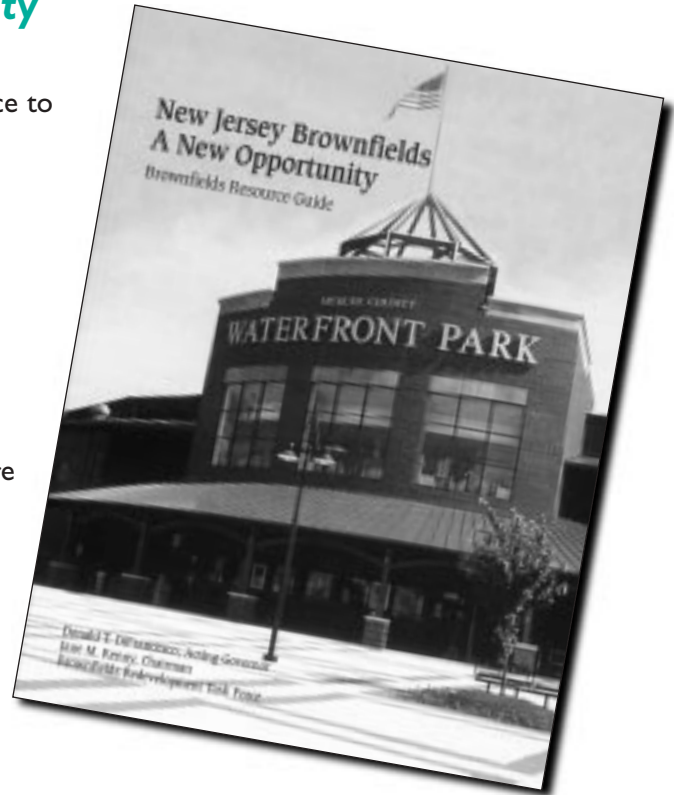
Plan, locate and market redevelopment to capitalize on opportunities presented by brownfield sites, including existing infrastructure systems; established communities, businesses and industries; available work force and human resources; and regulatory, statutory and financial incentives.

### Policy 10 Coordinated Planning for Brownfield Sites

Identify sites and areas for redevelopment consistent with a community-based vision and consensus and prepare brownfield redevelopment strategies that coordinate community planning efforts with all levels of government.

### Policy 11 Brownfields Reuse

Base the selection of remedial standards and actions on future use in a manner that ensures protection of public health and the environment.



## 15. Agriculture

***Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.***



## **Sustainable Agriculture and Comprehensive Planning**

### ***Policy 1 Agricultural Land Retention Program Priorities***

Funds for farmland retention should be given priority in the following order, unless a county or municipal farmland preservation plan has been prepared and approved by the State Agriculture Development Committee (in which case, priority shall be based on said plan):

1. Rural Planning Area
2. Fringe and Environmentally Sensitive Planning Areas
3. Metropolitan and Suburban Planning Areas

### ***Policy 2 Preservation of the Agricultural Land Base***

Consider the expenditure of public funds for preservation of farmland as an investment in public infrastructure and thereby emphasize the public's interest in maintaining long-term agricultural viability.

### ***Policy 3 Coordinated Planning***

Coordinate planning efforts of all levels of government to ensure that policies and programs promote agriculture.

### ***Policy 4 New Development***

Plan and locate new development to avoid negative impacts on agriculture.

### ***Policy 5 Creative Planning and Design Techniques***

Encourage creative land planning and design through tools such as clustering, phasing and density transfers, purchase and donation of development rights, agricultural enterprise zones and districts and the provision of self-contained community wastewater treatment systems to serve Centers, to accommodate future growth in ways that maintain the viability of agriculture as an industry, while avoiding conflict with agricultural uses.

## ***Policy 6 Agricultural Water Needs***

Include consideration of the water needs of the agricultural industry in water supply planning at all levels of government.

## **Agriculture and Economic Development**

### ***Policy 7 Provision of Capital Facilities***

Provide adequate capital facilities including grain storage and food processing facilities to enhance agriculture in rural areas.

### ***Policy 8 Access to Capital***

Improve access to capital funds, including rural revolving loan funds and rural venture capital networks, operating funds and portfolios that reduce the reliance on land as an asset for collateral or retirement.

### ***Policy 9 Enhancing the Agricultural Industry***

Promote economic development that supports the agricultural industry on municipal, county and statewide levels.

### ***Policy 10 Diversify the Rural Economy***

Promote beneficial economic growth that recognizes the need to provide the essential facilities and infrastructure to diversify the rural economy. Provide opportunities for business expansion, off-farm employment, on-farm income generating enterprises such as agricultural-related educational or recreational activities and environmental activities such as leaf composting.

### ***Policy 11 Enhance Agricultural Marketing***

Enhance marketing programs to promote the sale of New Jersey agricultural products.

### ***Policy 12 Simplify the Regulatory Process***

Adapt the permitting, licensing and land-use planning and regulation processes to be sensitive to agricultural needs, to enhance the industry and to facilitate new agricultural development.

### ***Policy 13 Local Ordinances and Building Codes Sensitive to Agricultural Use***

Promulgate local ordinances and state building code and fee criteria which are sensitive to the special purposes of agricultural construction and seasonal use.

### ***Policy 14 Right to Farm***

Coordinate actions of state and local government to encourage the maintenance of agricultural production by protecting farm operations from interference and nuisance actions when recognized methods or practices are applied, and to ensure that the numerous social, economic and environmental benefits of agriculture serves the best interests of all citizens in the state.

## ***Policy 15 Aquaculture***

Recognize aquaculture as an agricultural activity.

## **Agriculture and Environmental Protection**

### ***Policy 16 Promote Agricultural Management Practices***

Encourage the use of agricultural management practices to ensure sustainable and profitable farming while protecting natural resources.

### ***Policy 17 Incorporate Agricultural Land in Recycling of Organic Materials***

Use appropriate agricultural lands for the recycling of non-farm generated biodegradable and organic materials.

## **Human Resources**

### ***Policy 18 Housing Supply and Financing***

Use federal and state funding to expand the supply of decent, safe and reasonably priced housing that will benefit those employed in agriculture.

### ***Policy 19 Vocational and Technical Training***

Create and expand access to training and technical assistance for agriculture and agriculture-related businesses.

### ***Policy 20 Agricultural Education***

Create and expand agricultural education and leadership opportunities through basic skills training, and vocational and entrepreneurial training on the secondary, county college and university levels.

### ***Policy 21 Encourage Young and First-time Farmers***

Coordinate federal, state and local financial incentives and tax and regulatory policies to encourage more individuals to enter the agricultural industry.

### ***Policy 22 Promote the Value of Agriculture***

Educate New Jersey residents on the economic and environmental value of sustainable agriculture in New Jersey and its important contribution to the state's quality of life.

### ***Policy 23 Agro-tourism and Eco-tourism***

Expand opportunities for agro-tourism and eco-tourism.



## 16. Coastal Resources

***Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.***

Among New Jersey's many important and irreplaceable natural resources, those of the coast are unique. The estuaries, bays, beaches and upland areas make up a natural system that provides residents and visitors with opportunities for recreation, sport and commercial fishing, tourism, agriculture and forestry. These diverse elements create a unique quality of life at the shore, and are the reason why many New Jersey residents choose to live at or near the coast and why hundreds of thousands more make frequent trips to the Jersey shore. As is the case throughout the nation, the coastal area has for some time been the fastest-growing region of New Jersey.

In 1973, the state of New Jersey recognized the pressures of rapid growth and passed the Coastal Area Facility Review Act (CAFRA), N.J.S.A. 13:19-1 et. seq., giving the Department of Environmental Protection (DEP) authority to regulate all major development within a defined coastal area along New Jersey's bay and oceanfront areas. CAFRA is one of the legal mechanisms for implementing the state's Coastal Zone Management Program (CZMP). The Coastal Zone Management Program was approved by the National Oceanic and Atmospheric Administration (NOAA), demonstrating compliance with the requirements of the federal Coastal Zone Management Act (CZMA). Under the CZMA, New Jersey receives funds to develop and implement a program to achieve effective management of the land and water resources of the coastal zone. New Jersey's CZMP is implemented through existing laws including CAFRA, the Wetlands Act of 1970, the Waterfront Development Law and tidal lands and shore protection statutes, and is updated annually.

The success of New Jersey's shore economy is due to the number and quality of its varied resources. As development pressures increase, the quality of the resources responsible for the surge in development begins to decline. Traffic congestion, water pollution and beach deterioration result in adverse impacts to the shore's otherwise strong economy. Increased development results in exacerbated stormwater runoff, waste disposal problems and accelerated water quality impairments in the ocean and back bays. Consequences can be measured in terms of storm-related property damage, commercial losses from declines in tourism and fishing, and threats to the public health and safety. Improving the integrity of the coastal ecosystem, therefore, will have economic benefits, as well.

### **Highlights of the 1993 CAFRA Amendments**

- Broadens scope of residential, commercial, industrial and public developments subject to regulation.
- Exempts from regulation the reconstruction of any development destroyed by fire, storm, natural hazard or act of God, building enlargements and minor additions that do not increase the building footprint.
- The State Planning Commission may adopt the coastal rules as the State Plan for the coastal area;
- Requires any new development on a dune or beach be subject to permit review.
- Eliminates the requirement for a public hearing to be held on all CAFRA permit applications.



CAFRA was substantially amended by the New Jersey Legislature in 1993. Originally designed to control new large-scale residential development, energy facilities, commercial and industrial developments and certain types of public works projects, the act had been criticized for its failure to address the impacts of small residential projects, which fall under the state's review threshold, allowing them to proliferate. The 1993 amendments substantially changed the thresholds for development along the water's edge and in urban and municipalities to better accommodate urban redevelopment and provide for greater protection for the sensitive coastal areas at the water's edge.

Another key part of the 1993 amendments is the requirement that the Department of Environmental Protection (DEP) consult with the State Planning Commission and county and municipal governments in the coastal area and to closely coordinate with the provisions of the State Plan.

In response to this, the New Jersey Department of Environmental Protection has adopted regulations to incorporate portions of the State Plan and its State Plan Policy Map into the Rules on Coastal Zone Management (N.J.A.C. 7:7E-1, et seq.) that concern planning and regional growth. Highlights of these revisions are:

- substitute the State Plan Policy Map for the existing Coastal Growth Ratings;
- adjust the allowable Site Coverage and Intensity Values to encourage development in Centers and discourage development in Environs; and
- streamline regulatory requirements in areas favored for development and redevelopment in the State Plan.

The intent of these changes is to make the coastal decision making process more predictable, to make the rules easier to interpret and to apply, and to make New Jersey Department of Environmental Protection's coastal decisions more consistent with regional planning objectives and local zoning.

## **Planning**

### ***Policy 1 Reliance on Plans and Regulations***

Acknowledge the statutory treatment of the coastal area under the federal Coastal Zone Management Act, the State Coastal Area Facility Review Act as amended, the National Parks and Recreation Act of 1978, and the Pinelands Protection Act and rely on the plans and regulations of the New Jersey Department of Environmental Protection which may incorporate policies of the State Plan as a basis for implementing the objectives of the federal Coastal Zone Management Act and the State Coastal Area Facility Review Act as amended.

### ***Policy 2 Intergovernmental Coordination State/State***

Coordinate efforts to establish a comprehensive, detailed, intergovernmental coastal management program to identify and address the existing and prospective conditions and problems of the New Jersey shore through such effective techniques as comprehensive planning, regulation, financing and interjurisdictional cooperation.

### ***Policy 3 Intergovernmental Coordination State/Local***

Coordinate planning efforts with coastal counties and municipalities to ensure that CAFRA regulations and county and local plans are consistent concerning growth management objectives and promote use of the State Plan covering issues not addressed under CAFRA regulations.

## ***Policy 4 Consistency Between the State Plan and the CAFRA Plan***

The New Jersey Department of Environmental Protection, in cooperation with counties, municipalities and the State Planning Commission, should ensure consistency of Planning Areas, Centers and Critical Environmental Sites and Historic and Cultural Sites with the CAFRA regulations.

## ***Policy 5 Coastal Resource Management***

Promote well-planned and revitalized coastal communities that sustain economies, are compatible with the natural environment, minimize the risks from natural hazards and provide access to coastal resources for the public use and enjoyment.

## ***Policy 6 Management Areas for Special Uses and Unique Qualities***

Develop an integrated set of coastal management areas that contain policies to manage development to protect and enhance the special uses and unique qualities of the coastal area.

## ***Policy 7 Disaster Planning and Mitigation***

Coordinate growth management plans and policies with response planning and mitigation for disasters, including major storm events and events that can result in loss of life, extensive flooding and shorefront erosion.

## ***Policy 8 Capacity Analysis***

Undertake a regional capacity analysis to determine the levels of growth that can be sustained in the coastal area while maintaining the functional integrity of the coastal ecosystem. The analysis should be based on factors that guide development, including infrastructure and natural systems capacities, the impacts of seasonal population increases and disaster preparedness considerations. The results of the analysis should be incorporated into state and local planning and regulatory processes.

## ***Policy 9 Shoreline Development***

Protect vital ecological areas and coastal high hazard areas to prevent significant adverse long-term impacts on the natural functions of these sensitive areas. Support



guidelines that restrict or limit development adjacent to these sensitive areas to water-dependent and compatible uses.

### **Policy 10 Coastal Maintenance**

Promote coastal maintenance and restoration programs to provide coastal communities with protection from storm damage, attract tourism and enhance our coastal communities and natural habitats, including the Delaware Bay.

### **Policy 11 Public Access**

Promote recreational opportunities and public access, and encourage tourism along the oceanfront, bay front and rivers of the coastal area by protecting public access rights.

## **Water Resources**

### **Policy 12 Aquifer Protection and Water Conservation**

Conserve water resources in the coastal area, particularly those areas dependent on ground water withdrawals, to reduce water demand so that withdrawal does not exceed aquifer recharge, to prevent saltwater intrusion that could degrade or destroy ground water resources and to maintain and preserve flows to streams and wetlands.

### **Policy 13 Water Quality**

Protect coastal water quality and prevent beach closings through proper wastewater treatment, nonpoint source pollution control and adequate stormwater management facilities, thus ensuring safe recreation, healthful seafood and economic vitality.

## **Historic, Cultural and Scenic Resources**

### **Policy 14 Identification of Historic, Cultural and Scenic Resources**

Coordinate the identification of historic areas, historic sites, archaeological sites, landscapes and scenic features unique to the coast in municipal and county master plans and inclusion of eligible sites and areas in the state and national registers of historic places.

### **Policy 15 Coastal Heritage Trail**

Link public pedestrian, cycling and boating access to the federal Coastal Heritage Trail.



*The Wetlands Institute, located near Stone Harbor, is situated on 6,000 acres of coastal wetlands. The marsh, nearby upland and barrier islands serve as a living laboratory where tens of thousands of visitors each year learn about the Atlantic coastal region's natural resources.*

## 17. Planning Regions Established by Statute

*The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to “rely on the adopted plans and regulations of these entities in developing the State Plan.” In the State Plan, these areas are considered Planning Regions Established by Statute.*

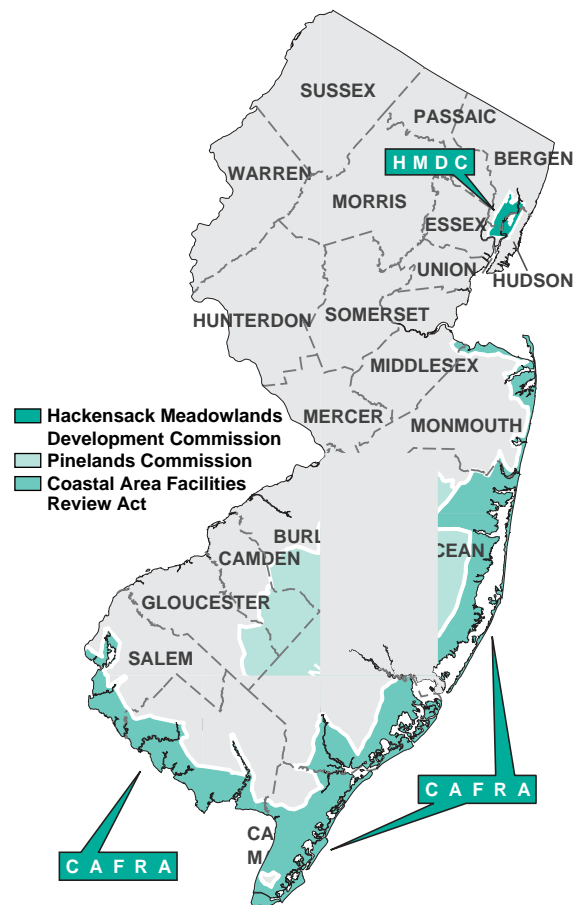
*The Statewide Policies for Planning Regions Established by Statute are intended to coordinate the planning efforts of the State Planning Commission with the Pinelands Commission and the Hackensack Meadowlands Development Commission and their adopted plans and regulations in order to gain compatibility with the provisions of the State Plan.*

### Pinelands

The Pinelands area of New Jersey is one of the nation’s premier environmental treasures. This 1.1 million acre forest is renowned for its multitude of unique natural, physical and cultural qualities and for its extensive water resources of very high quality. The United Nations has designated the Pinelands as an International Biosphere Reserve. The Pinelands are also very special in terms of geographic location. The position of this vast, largely undeveloped area in the center of the urbanized Northeast is an outstanding characteristic that contributes to its national importance. The area is a significant natural and recreational resource in a region of the country where open space is scarce.

The character of the Pinelands has been shaped by both natural and human factors. The region has a long history of human use. For at least 300 years, it has experienced a cycle of resource exploitation including lumbering, bog iron production and sand and gravel extraction. Settlements have appeared and disappeared as new resources were found and exhausted. Throughout this time, the ecosystem kept its potential to maintain itself.

Yet, some activities over the years have not proved compatible. Development pressures grew in the Pinelands and threatened the existence of the unique ecosystem. In the 1960s, efforts began to protect and preserve the Pinelands. There are current legislative mandates to protect the Pinelands.



*The Hackensack Meadowlands and the Pinelands are planning regions established by statute. The State Planning Commission relies on the adopted plans and regulations for these areas. The CAFRA area is within the jurisdiction of the State Planning Commission, under the regulatory authority of the New Jersey Department of Environmental Protection.*

The federal National Parks and Recreation Act of 1978 established the Pinelands National Reserve, encompassing parts of seven southern New Jersey counties. The federal act required the governor to establish a planning entity to develop a Comprehensive Management Plan for the National Reserve. The entity was to be made up of a representative appointed by the Secretary of Interior; a representative from each of the seven counties, and seven appointed by the governor. In 1979 the New Jersey Legislature passed the Pinelands Protection Act which established the Pinelands Commission as the planning entity charged with developing the management plan for the 1.1 million acre National Reserve and granting regulatory authority over 934,000 of those acres. Most of the remainder falls within the CAFRA regulatory jurisdiction where the New Jersey Department of Environmental Protection is charged with implementing the Pinelands Plan.

The Pinelands Commission exercises regulatory control over development activities to preserve, protect and enhance the significant values of the land and water resources of the Pinelands. A Comprehensive Management Plan (CMP, November 1980, as amended) guides the Commission in its effort to meet the mandates of both state and federal legislation. The New Jersey Pinelands is a unique natural and cultural treasure. Preserving the Pinelands is dependent on sound management of its resources. The Pinelands Comprehensive Management Plan (CMP) was crafted to protect those resources that lend the Pinelands its significance while accommodating development in a manner consistent with resource protection.

*The Pinelands area of New Jersey is one of the nation's premier environmental treasures... The area is a significant natural and recreational resource in a region of the country where open space is scarce.*

During Cross-acceptance, the Office of State Planning, the Pinelands Commission and the New Jersey Department of Environmental Protection worked cooperatively to achieve mapping and policy consistency among state agency, county plans and regulations in the CAFRA/National Reserve overlap area. In the spring of 1999, this effort along with other objectives were memorialized in a memorandum of agreement by and between the Pinelands Commission and the State Planning Commission.

While the State Planning Act requires the State Planning Commission to rely on the CMP in the Pinelands area, the State Plan should be used for those issues not addressed in the CMP. State Plan Statewide Policies covering such areas as economic development, urban revitalization, transportation and design should be used by municipalities in their local planning.

The State Plan policies call for the coordination of Pinelands management area designations with State Plan Planning Area and Center designations so that certified communities in the Pinelands area receive the priority benefits equal to that of Planning Areas and Centers. This coordination is detailed in the memorandum between the bodies.

## **Hackensack Meadowlands Development District**

The Hackensack Meadowlands encompass a 32-square-mile area lying along the Hackensack River in Bergen and Hudson counties. This environmentally sensitive area had fallen victim over the years to environmental degradation through haphazard development and the indiscriminate dumping of human, industrial and solid wastes. So thorough was the abuse of the Meadowlands that its waterways were reduced to no more than open sewers surrounded by a patchwork of undesirable development.



The Meadowlands are located just three miles from Manhattan, and represent the last large tract of open land near New York City. The New Jersey Legislature realized that a restored Meadowlands held potential as prime developable real estate. The Hackensack Meadowlands Reclamation and Development Act (N.J.S.A. 13:17-1, et seq. L. 1968, c. 404) was enacted to regulate the development of 21,000 acres of Hackensack River Meadowlands in 14 municipalities.

The act created the Hackensack Meadowlands Development Commission (HMDC) and gave it three distinct mandates: (1) to oversee the growth and development of the region; (2) to protect the delicate balance of nature; and (3) to continue to use the Meadowlands to meet the region's solid waste disposal needs.

The act empowers the HMDC to prepare and adopt a master plan for the development of land in its jurisdiction, irrespective of the boundaries of its constituent municipalities. The HMDC has the authority to review all local plans to be sure that they are consistent with the Commission's Master Plan. Additionally, the HMDC must review each application for a subdivision, site plan or building permit within its jurisdiction.

The State Planning Act recognizes the statutory jurisdiction of the HMDC over the Hackensack Meadowlands District. The State Planning Commission will rely on the HMDC Master Plan and zoning regulations for those issues addressed therein. The state planning process should promote close cooperation between the HMDC, its constituent counties and municipalities and the state.

As with the Pinelands, the Statewide Policies apply to the areas in the State Plan not addressed in the district's plans.

The name of the Hackensack Meadowlands Development Commission was changed to the New Jersey Meadowlands Commission, under a law signed on August 27, 2001, by Acting Governor Donald T. DiFrancesco. Officials said the word "development" in the former name did not properly reflect the commission's charge to protect, preserve and enhance the Meadowlands wilderness and ensure that any permitted development be both orderly and environmentally compatible.

## **New Jersey Pinelands**

### ***Policy 1 Reliance on Plans and Regulations***

Acknowledge the statutory treatment of the New Jersey Pinelands under the Pinelands Protection Act and the National Parks and Recreation Act and rely on the plans and regulations of the New Jersey Pinelands Commission to achieve the objectives of the State Plan.

### ***Policy 2 Intergovernmental Coordination—State and Local***

Coordinate planning efforts so that there is consistency between the adopted plans, maps, programs and regulations of various levels of government, consistent with the objectives of the State Plan and promote utilization of the State Plan's Statewide Policies covering issues not addressed by the Pinelands Comprehensive Management Plan.

### ***Policy 3 Intergovernmental Coordination—Federal and State***

Coordinate planning efforts with the New Jersey Pinelands Commission so that the Pinelands Comprehensive Management Plan, municipal, county and regional plans, and CAFRA regulations, as amended are consistent within the Pinelands National Reserve.



## ***Policy 4 Review of Potential Regional Impacts***

Develop procedures for the review of developments that may have regional impacts affecting the Pinelands area, including proposals outside the bounds of the Pinelands, such as Regional Centers or highway corridor improvements or the expansion of facilities within the Pinelands, so that the objectives of the State Plan and the Pinelands CMP are met.

## ***Policy 5 Water Resources/Aquifer Protection***

Protect the Cohansey/Kirkwood aquifer system that underlies both the New Jersey Pinelands and substantial adjacent areas. Analyze the condition and capacity of the system to maintain the delicate ecological balance of the Pinelands, and also its ability to support diversions from the aquifer that are not recharged. Until this analysis is completed, viable alternate water supply systems rather than diversions are strongly recommended.

## ***Policy 6 Public Investment Priorities***

Coordinate management area policies of the Pinelands CMP and the State Plan to ensure that management area designations within the Pinelands CMP receive state public investment priority equal to that of designations in the State Plan.

## **Hackensack Meadowlands District (HMDC jurisdiction)**

### ***Policy 1 Reliance on Plans and Regulation***

For lands within the jurisdiction of the HMDC, the State Planning Commission shall rely on the plans and regulations of the HMDC to implement the objectives of the State Plan.

### ***Policy 2 Intergovernmental Coordination—State and State***

Coordinate planning efforts to ensure that the HMDC Master Plan and the State Plan are consistent concerning growth management objectives, with special emphasis on those portions of constituent municipalities immediately adjacent to the Hackensack Meadowlands District.

### ***Policy 3 Intergovernmental Coordination—State and Local***

Coordinate planning efforts with the HMDC's constituent counties and municipalities to ensure that the HMDC Master Plan and county and municipal plans are consistent concerning State Plan objectives, with special emphasis on those portions of constituent municipalities immediately adjacent to the Hackensack Meadowlands District and promote utilization of Statewide Policies covering areas not addressed under the HMDC Master Plan and zoning regulations.

### ***Policy 4 Public Investment Priorities***

Establish public investment priorities within the HMDC jurisdiction consistent with State Plan priority system intent.



## 18. Special Resource Areas

***Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.***

The State Plan seeks to foster increased communication and cooperation among state agencies, counties and municipal governments and to establish a receptive environment for regional planning efforts. In addition to the Planning Regions Established by Statute, the Plan acknowledges that there are areas of special resource value that would especially benefit from comprehensive regional planning.

The state has an interest and responsibility to steward the special resources of the state, especially those contributing unique or special value at a greater-than-local scale. These may be unique physiographic provinces, such as the Highlands, or areas of globally significant economic activity, such as the Port of New York and New Jersey. Decisions that can alter resource value are frequently made without the benefit of a regional view. Recognition of Special Resource Areas should stimulate and support collaborative planning to sustain the value of those resources. Such recognition is an indication of the need for coordinated planning with regional vision. The State Planning Commission may identify Special Resource Areas and municipalities, counties and the public are encouraged to propose Special Resource Areas.

A Special Resource Area 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 systems—environmental, economic, and social—and to the quality of life for future generations.

The Commission intends that the recognition of a region as a Special Resource Area should prompt action to implement and support integrated regional planning for the purpose of sustaining and protecting the resource and amenity value of the area. The coordinated regional planning effort should result in strategies for regional cooperation and action—inclusive of local governments, state and federal agencies and citizens—including those to:

- identify issues affecting growth and viability of the region;
- assess strengths and weaknesses of the region;
- coordinate development and redevelopment on a regional basis;
- promote regional efficiencies in facilities and service;
- target public investments for greatest public benefit; and,
- advance sustainable resource use.

The State Planning Commission recognizes the important role that the Commission and the Office of State Planning must play in fostering regional planning for these Special Resource Areas. Such support should include coordinating state, local and federal planning and technical assistance to advance the provisions of the State Plan in these areas.

## Policy I Special Resource Area Planning and Implementation

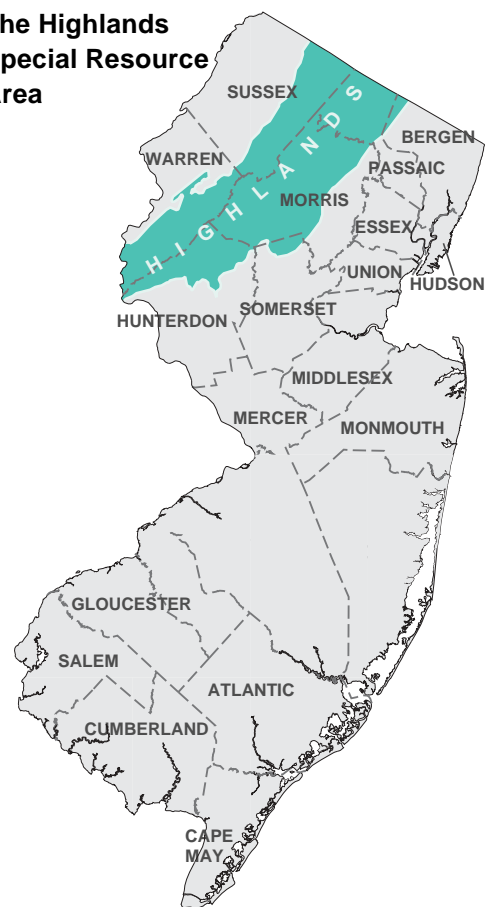
Develop and adopt planning and implementation strategies to advance State Plan Goals and Objectives relevant to the unique resources of the area.

### The Highlands

The New Jersey Highlands region is slightly less than a third of the larger two million acre Highlands physiographic area, stretching from northwestern Connecticut across the Lower Hudson River Valley and northern New Jersey into eastern-central Pennsylvania. The mountains and valleys that comprise the Highlands are part of the Reading Prong and represent the oldest geology in the state. Within New Jersey, the Highlands region is one of four primary physiographic provinces, forming a distinct pattern of rugged topography, distinguishing geology and abundant precipitation. This Special Resource Area, representing about 13 percent of the state's land area, includes seven counties and 90 municipalities all or partly within the New Jersey Highlands Region (see Appendix G—Highlands Municipalities).

The 1,000-square-mile region, already part of a multi-state federal study for forest resource protection, is distinguished by a preponderance of environmentally sensitive features. Nearly 70 percent of the area is mapped as

**The Highlands  
Special Resource  
Area**



Environmentally Sensitive (Planning Area 4B or Planning Area 5). The region's significance extends beyond the physiographic boundary. The headwaters and reservoirs, forests, valleys and ridges provide drinking water for more than 4.2 million people, and fresh air, open space, and recreation for millions of metropolitan residents to the east. There is also evidence that the habitat the region provides is substantially diverse and unique and of regional, national and perhaps international significance. Recreation, eco-tourism and wildlife activities, including fishing and hunting, continue to play important roles in the economy of the region. Agriculture, forestry and mineral extraction—enterprises directly related to the natural resource base—also contribute to the economy.

The Highlands Trail is a 150-mile long distance hiking trail connecting the Delaware and Hudson rivers and traversing the Highlands geologic province. It was chosen by the Millennium Trails program, a collaboration between the White House Millennium Council, the U.S. Department of Transportation, and the Rails-to-Trails Conservancy, in cooperation with other agencies and organizations, to join the select list featuring one trail from each state which exemplifies the state's past and future.

Growth pressures continue in the region with the trend for land consumption expected to average more than 3,000 acres per year. While there are a number of ongoing planning efforts in the Highlands—including growth management efforts by the counties and communities, several watershed management initiatives by non-governmental organizations and the NJDEP, and significant highway and transit planning—there is no mechanism to formally coordinate these efforts. Recognizing the resources and geographic scope of the Highlands as a Special Resource Area will aid in coordinating planning in the region.

## Planning and Implementation Strategies

To achieve consistency with the Goals of the State Plan, the state of New Jersey, in cooperation with federal and interstate agencies, municipal, county and regional governments, the private sector and the public, should initiate the following activities:

- Establish an intergovernmental planning initiative, inclusive of public participation, to:
  - identify and address the existing and prospective conditions, opportunities, and challenges of the Highlands Region;
  - secure the protection of water quality and water supply, natural resources, open space, unique landscape and community character;
  - promote sustainable economic development; and
  - encourage redevelopment, especially in existing urban areas.
- Undertake a regional capacity analysis to determine levels and locations of growth that can be sustained within the Highlands Region while maintaining the functional integrity of the regional ecosystems, agriculture, water supplies and local community character.
- Establish sound planning, development and water use practices to maintain and enhance the quality and function of the water ecology—including the ground water, aquifer recharge areas, headwater streams, rivers, lakes, reservoirs and the forested areas that support system functions—and the sustainable management of water resources for both local and extra-regional use.
- Link the planning and implementation strategies to the ongoing watershed planning initiative established by NJDEP.

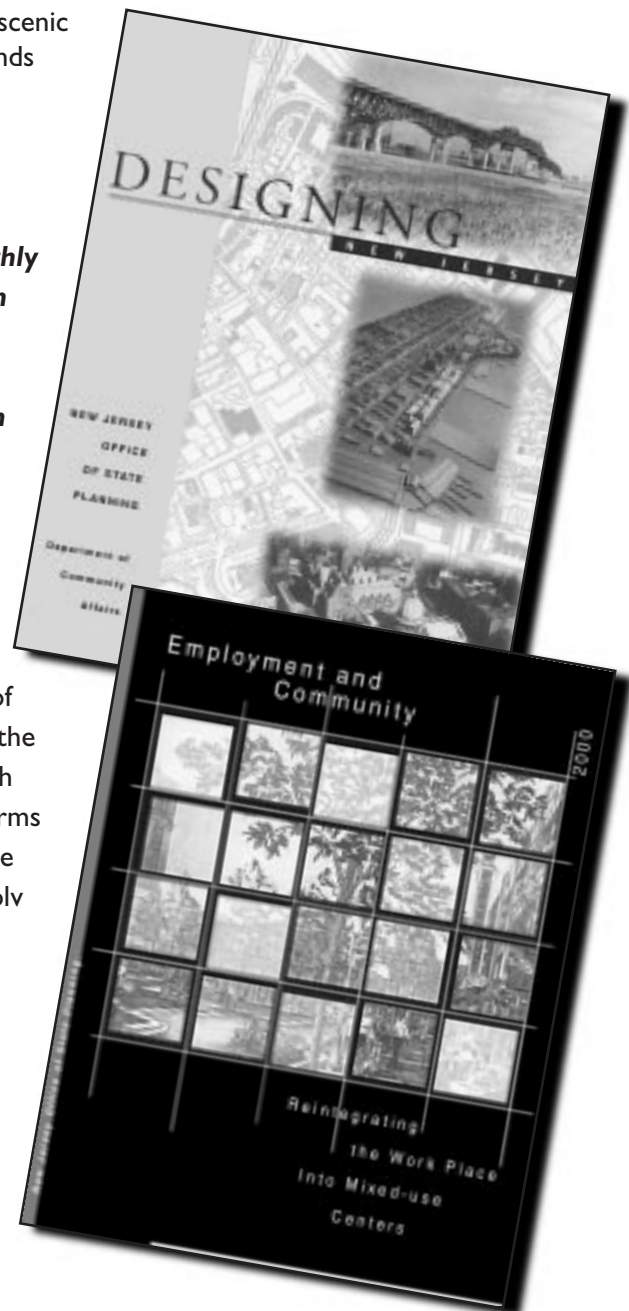
- Apply the implementation strategies of the applicable Planning Areas as described in the State Plan.
- Recognize and enhance the existing linkages between the Highlands region and the areas beyond the region especially in regards to tourism and sustainable resource use, agriculture and economic development.
- Coordinate the identification of historic areas, historic sites, archeological sites, landscapes and scenic features unique to the Highlands region for inclusion in the state and national registers of historic places, in county and municipal master plans and as Historic and Cultural Sites.
- Link public pedestrian and cycling access to the Highlands Trail and ensure transportation access to support eco-tourism, agri-tourism and recreation opportunities. Investigate and encourage the provision of alternate transportation modes within and to the Highlands region.
- Prioritize the targeting of funds for land acquisition in order to protect critical natural, historic, scenic and agricultural resources within the Highlands region.

## 19. Design

***Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.***

The physical design of our communities and their Environs—the way in which space is physically organized—is key to State Plan implementation and critical to the full achievement of its objectives. Physical design is integral to achieving the Goals of the State Plan and is considered on par with coordinated planning and strategic investments in terms of its importance to State Plan implementation. While recognizing that physical design does not, by itself, solve the state’s social, economic and environmental problems, an appropriate physical design framework influences the success of other strategies and is considered indispensable to a sustainable future and to the long-term environmental quality, economic vitality, and community stability of New Jersey.

From a functional perspective, physical design can be a powerful influence on human behavior. It can promote or deter human interaction, inspire a





sense of security or provoke apprehension, provide or deny access, indicate acceptance or rejection. It can improve efficiencies in infrastructure and service provision; and it strongly conditions transportation choices. An appropriately supportive physical environment will encourage walking, bicycling and the use of public transit, whereas a barren environment will discourage these modes of transportation and increase automobile dependence. Consequently, improved community design can promote more active, healthier lifestyles that would reduce the frequency of obesity in New Jersey and the resulting chronic diseases—including diabetes, coronary-artery disease, high blood pressure and other diseases—that affect a growing number of New Jerseyans.

In addition, a well-designed environment achieves more than efficiencies: it can also play an important role in the quality of life assessments which we all make on a daily basis and influence the locational choices and investment decisions of residents and employers alike. A well-designed environment is much more than the sum of its parts. It represents an asset to the community, it enriches its users, and it creates real estate value; whereas a poorly designed physical environment will not achieve these purposes, and can reinforce feelings of disenfranchisement and lead to disinvestment and community fragmentation.

The New Jersey Municipal Land Use Law grants wide powers to municipalities to control design. Formal design review is one of the functions of the municipal Planning Board, under site plan review (N.J.S.A. 40:55D-37) or of the Zoning Board of Adjustment, if a variance is involved (N.J.S.A. 40:55D-76B). Unfortunately, many communities actually prohibit the compact, mixed-use development promoted in the State Plan. The Plan encourages these municipalities to reflect these design policies in their plans and ordinances. More specialized design review functions are often delegated to other agencies with advisory capacities. New Jersey municipalities are increasingly adopting design controls, although these have often been directed at built areas, such as downtowns or historic districts, with less emphasis placed on shaping new areas of growth.

The Statewide Policies on Design are considered valid throughout the state and equally appropriate to urban, suburban and rural conditions. General policies for redesigning automobile oriented sprawl are also included. The Metropolitan Planning Area and the developed parts of the Suburban Planning Area contain significant sprawl. Other Planning Areas may contain areas of sprawl as well. These existing areas may be dispersed, or concentrated in high intensity Nodes which are distinguished from Centers because they lack a residential component and a pedestrian orientation. More detailed design policies specifically oriented to compact communities and Centers are provided in the policies for Centers in the State Plan Policy Map section.

The Statewide Policies on Design are intended to be applied flexibly with due consideration to local conditions. They are also meant to be used in an integrated fashion with relevant Statewide Policies for functional areas such as housing, transportation and the environment, and with the appropriate Intent and Policy Objectives for each Planning Area.

***The physical design of our communities and their Environs—the way in which space is physically organized—is key to State Plan implementation and critical to the full achievement of its objectives.***



## **Policy 1 Mixing Uses**

Mix uses and activities as closely and as thoroughly as feasible. Exceptions are heavy industry (such as petrochemical refineries), land-intensive transportation facilities (such as airports, seaports, container terminals and major distribution centers) and other uses and facilities which as a result of their vast scale or given the nature of their activities cannot meet acceptable performance standards for mixed-use.

## **Policy 2 Design Guidelines**

Develop, adopt and implement design guidelines that achieve the Goals of the State Plan, are consistent with its Statewide Policies, and are integrated with master or functional plans, investments, regulations, standards and programs.

## **Policy 3 Creating Places**

Apply design principles to create and preserve spatially defined, visually appealing and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain a human scale.

## **Policy 4 Increasing Choices**

Design communities to increase choices and diversity for residents and workers. This can include using design to provide a wide range of housing types, transportation modes, employment centers and recreational opportunities.

## **Policy 5 Establishing Connectivity in Circulation Systems**

Design circulation systems to maximize connectivity, in ways that:

- create and maintain a network of interconnected segments designed to be shared by a wide variety of modes and users, and which pays particular attention to the needs of the elderly, the young, the transportation-impaired and the disabled;
- ensure the safety of pedestrians and bicyclists and create communities and places that are safe and attractive to walk and ride and promote physically active lifestyles;
- establish and maintain a regional network that facilitates multi-modal links to, from, around and between Centers, other compact communities and significant traffic generators such as employment centers; and
- distinguish between local and regional road networks and, where appropriate, use access management to control access to regional facilities and separate local from regional traffic.

In compact communities:

- use a flexible (modified) approach to the grid, which can respond to physical features (for example, topography, water bodies, etc.) while maintaining a high level of connectivity;
- create and maintain pedestrian and bicycle connections in those cases where cul-de-sacs are justified due to environmental, physical, social or other constraints;
- use a full range of street types that are closely matched with the prevalent surrounding land uses;
- provide a barrier-free, continuous and accessible pedestrian and bicycle network;
- eliminate or mitigate physical barriers to pedestrian activity, including excessive or unnecessary setbacks, buffers and berms, excessive street widths, and over-engineered street geometrics which encourage vehicular speed over pedestrian safety; and

- provide a comprehensive bicycle network with paths, lanes, racks and lockers to link neighborhoods, civic uses, employment and recreation opportunities.

## **Policy 6 Balancing the Natural and Built Environments**

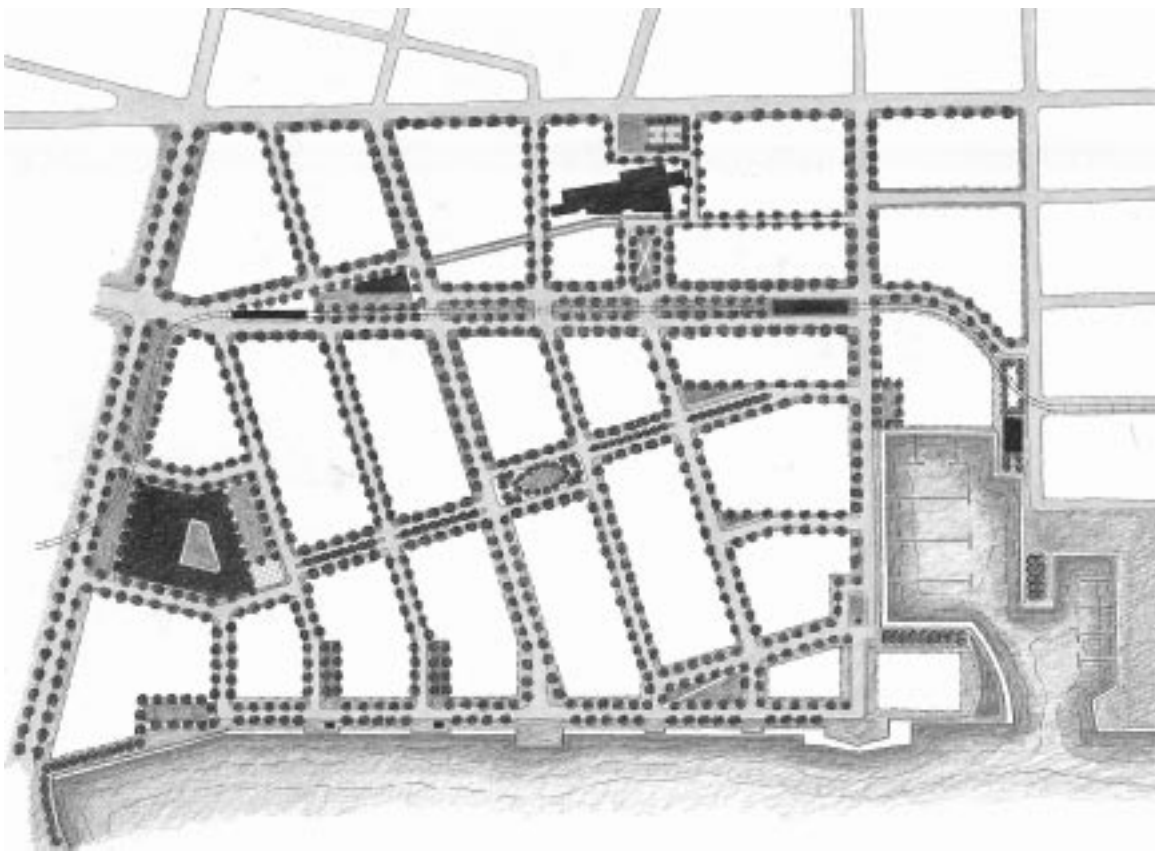
Use physical design to both enhance the workings of natural systems and support the quality, integrity and continuity of the built environment.

## **Policy 7 Maintaining an Appropriate Scale**

Design buildings and structures (including infrastructure) to relate to the human scale, using modular elements (such as doors and windows), facade treatments and design details to display a variety of sizes, from large to small. Integrate large and small buildings and facilities.

## **Policy 8 Designing Infrastructure**

- Design infrastructure and other site facilities to satisfy their functional purpose while contributing to local character and sense of place.
- Minimize site disruption, respect the physical, scenic and historic assets of a site, limit overhead utilities and use every possible opportunity to meet all relevant State Plan provisions.



*Connectivity is the key principle in the design of circulation systems. This does not mean the application of a rigid grid, with all streets intersecting at right angles and all blocks of identical size. Streets can be oriented to take advantage of solar exposure or to provide special views. The grid can stretch and bend to respond to natural or manmade features, while providing a multiplicity of routes.*

- Encourage co-location and the placement of towers for radio, television, and wireless communication and broadcast services on public property and in nonresidential areas.

## ***Policy 9 Reducing Resource Consumption***

Consider the consumption of energy, water and materials and the potential advantages of natural over mechanical approaches when designing street layout and selecting building location, building orientation, building materials, heating and cooling systems and plant materials.

## ***Policy 10 Respecting Local Context and its Vernacular***

Acknowledge and incorporate local history, climate, ecology, topography, building materials, building practices and local scale into the design of the built environment and the protection of the natural environment, where practicable and cost-effective.

## ***Policy 11 Creating Civic Buildings and Spaces***

Site civic buildings and spaces in prominent locations, easily accessible to the majority of the community, preferably by foot. Design civic buildings and spaces in ways that recognize their importance and clearly distinguish them from other uses. Foster the development of other public or semi-public gathering places such as plazas or pocket parks, which promote informal social interaction and provide a quality setting for artistic and cultural events, live entertainment and outdoor dining.

## ***Policy 12 Integrating the Arts***

Promote the permanent and temporary display of a variety of artistic forms in public and semi-public spaces. Incorporate elements of public art as integral to the design of buildings and public spaces. Encourage artistic and cultural events in public locations, both indoors and outdoors.

## ***Policy 13 Balancing Security and Community***

Make places safer, more accessible and more desirable through site layout, building placement, land use mix, lighting and other positive design techniques which establish clear distinctions between public and private realms, instead of relying exclusively on institutional law enforcement mechanisms or turning to exclusionary design techniques such as cul-de-sacs and gated communities.

## ***Policy 14 Using Special Design Elements***

Use special elements such as gateways, focal points, points of visual termination, landmarks, deflected views, skylines, distinctive signage and special lighting to create places, add character and make community form and structure more legible.

## ***Policy 15 Lighting***

In the interest of improved safety, energy conservation and maintenance of environmental integrity, outdoor roadway and area lighting should be designed, installed and maintained to minimize misdirected and upward light and optimize the use of the lighting system.

## Policy 16 Reducing the Visual Impacts of the Automobile

Reduce the visual impacts of the automobile and its related facilities on the landscape. Conceal garage doors, reduce curb cuts, downsize over-engineered streets, downscale lighting systems and intensities, locate surface parking behind buildings, promote rear-alley access, replace parking lots with well-designed structured parking, and promote shared parking, central parking facilities and curbside parking wherever possible.

## Policy 17 Managing Corridors

Design corridors, including rivers, greenways, transit and roadways, to connect communities in ways that preserve rights of way, protect viewsheds, and encourage gateways and distinct transitions between communities.

## Policy 18 Redesigning Sprawl

Redesign existing areas of sprawl to look and function more like Centers:

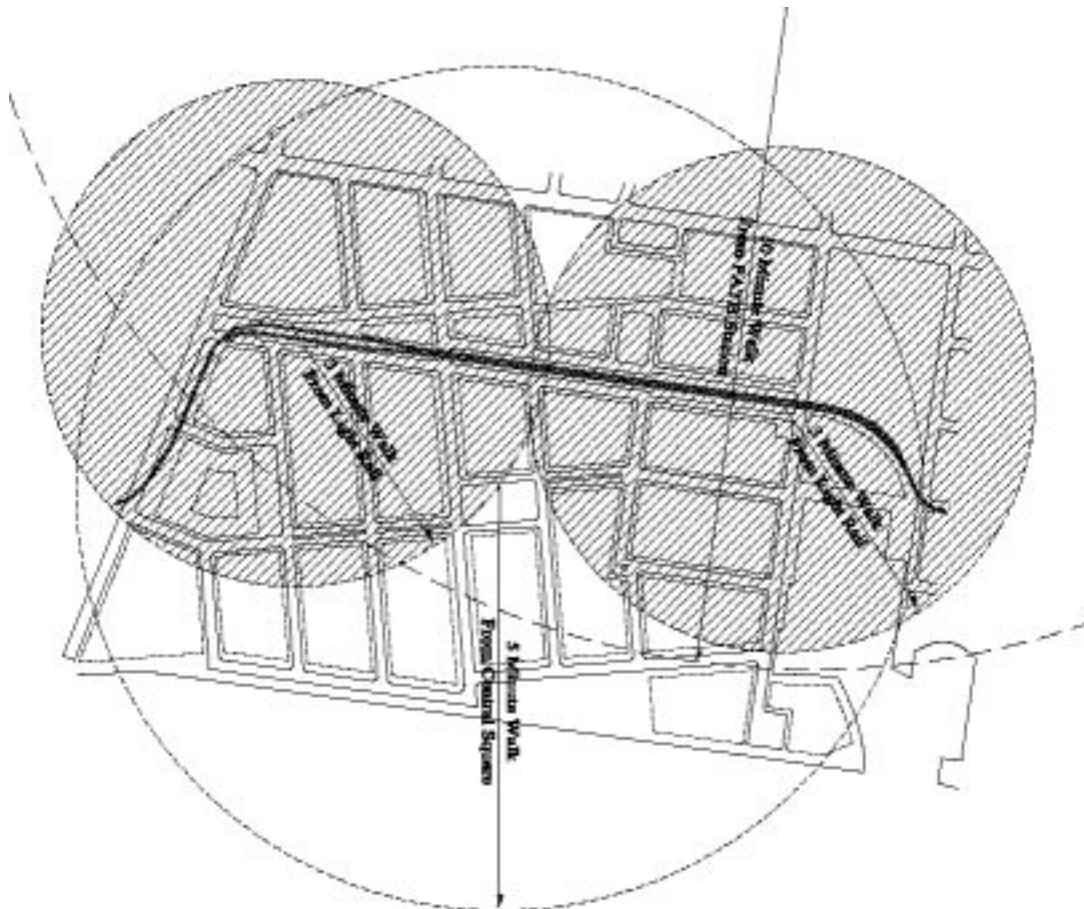
- Change automobile-oriented environments to pedestrian- and transit-supportive environments, and enhance pedestrian and bicycle safety through traffic calming and other techniques.
- Increase connectivity where possible and appropriate, even if limited to pedestrian and bicycle connections.
- Encourage a greater diversity of uses and activities and intensify selective Nodes and corridors, adding new retail, commercial, residential, civic and other uses.
- Promote the redevelopment or, where appropriate, the adaptive reuse of existing buildings, sites and infrastructure, encouraging mixed-use, wherever possible, while considering the scale and character of the surrounding fabric.
- Create opportunities for site intensification by replacing parking lots with new buildings or structured parking where economically feasible, redimensioning parking areas, providing narrower streets with curbside parking, promoting shared parking between existing uses and complementary infill uses, and increasing opportunities for alternate modes of transportation.
- Reassess unnecessary buffers, berms, fences and other physical devices frequently required by local zoning to physically and visually separate uses, buildings or lots, and eliminate these where possible.
- Use enclosed skywalks and/or underground passageways where justified to allow pedestrians to overcome particularly difficult physical barriers—such as dualized highways or rail lines—between pedestrian generators.
- Redesign internal circulation systems to create more pedestrian- and transit-oriented environments by adding sidewalks or walkways to link buildings, defining attractive, convenient and safe outdoor spaces, and other similar actions.



- Calm internal circulation systems by reducing street widths, allowing on-street parking, and selectively using traffic-calming devices such as neckdowns, speed tables, and other measures.
- Improve the management of the circulation network through access management, driveway consolidation and agreements between adjoining property owners to provide cross-easements.
- Create new service roads as alternatives to high-speed arterials and collectors.
- Selectively infill with new buildings, redevelop parking lots or detention facilities, and intensify existing structures through upper-level additions. Office districts can broaden their range of uses by introducing restaurants, day-care facilities, personal and professional services, retail and other nonresidential uses previously lacking.
- Replace expansive pesticide- and fertilizer-intensive lawns with low maintenance indigenous species to minimize run-off and reduce nonpoint source water pollution.
- Establish, where appropriate, district-wide management entities which, among other responsibilities, underwrite joint liability insurance over common space.
- Reduce or eliminate signs of visual clutter including inappropriate billboards, signs and overhead power lines and overscaled and poorly directed lighting.

## Policy 19 Adaptive Reuse

Design and construct buildings in a way that will facilitate their adaptive reuse.



*The five-minute walking distance—approximately 1,300 linear feet—defines a 120-acre precinct of high pedestrian accessibility. This walking distance becomes a key template for planning pedestrian- and transit-friendly communities.*