

Discussion Topics/Agenda  
Priorities/Models-Best Practices Committees  
May 7, 2008

**1. Topic: What are “good” projects?**

Discussion on criteria for what constitutes “good” projects to include characteristics of both location and design: Ideas for discussion:

➤ **Location:**

- site contains and/or project will impact limited environmental resources,
- water and wastewater infrastructure and capacity is available,
- areas in updated sewer service areas,
- growth areas established in State Plan Endorsement Process,
- Transit Oriented Development or Transit Villages,
- TDR receiving areas,
- Highlands/Pinelands growth areas
- Historic districts

➤ **Design:**

- “Green” design type criteria – performance standards (sustainable site, energy efficient, renewable energy, water efficient, materials beneficial to the environment, healthy living environment)
- Meaningful affordable housing (define),
- Brownfield redevelopment,
- natural resource restoration

**2. Topic: Readiness checklist**

Review readiness checklist approach as developed by the Department. Do a ‘walk through’ of readiness checklist with Dover project. Discuss implementation approaches to improve permit production management for projects considered “good” based on previous discussion in #1, above.

**3. Topic: Connecting Planning to Permitting**

Overview of water quality management planning regulations and DEP success story(ies) on plan endorsement. Discuss implications for permitting.

**4. Topic: Low impact projects**

What types of projects do not pose major environmental impacts and can be processed differently so that they do not consume significant amounts of DEP review time?

**5. Topic: Approaches for production management**

Are there any suggestions the committee wants to refer to the water and land use committees for study in terms of 'production management' to address those projects that meet the criteria for "good" projects as well as lesser priority projects. Ideas include:

- Prequalified/ranking consultants
- Setting priority order
- Pre- application meetings
- Just say no to projects that are administratively incomplete
- Internal coordination on "good" projects
- General permits or other approaches to connect to planning
- Create separate 'path' for "good" projects
- Create separate path (office?) for categories of other projects (i.e. single family homes)

**6. Topic: Finalize Committee objectives (will be posted on website)**

**7. Topic: Immediate action items**

What actions can the Committee suggest now that DEP can begin to implement immediately? Ideas:

- Readiness checklist??
- green design manual??
- municipal stormwater plans??
- modifications to land use 'urban' group??
- How DEP manages permits for plan endorsed towns?
- "Tiered" permitting??
- Incentives/disincentives??