

Priorities for Permit Processing DRAFT 2 June 9, 2008

There would be two categories used to determine priority treatment:

- a. **“Threshold” Criteria:** *mandatory* location and performance criteria that identify a project as being located in an area identified for growth
- b. **“Evaluative” Criteria:** project characteristics that improve the environmental quality of the site or meet the state's social, economic and environmental priorities

THRESHOLD CRITERIA (mandatory):

1. Area proposed for development is located in an updated sewer service area or an approvable sewer service area
2. Water and wastewater infrastructure and capacity is available or can be made available
3. Area proposed for development is free of environmental constraints (wetlands, stream corridors, floodplains, steep slopes, T&E habitat) or the project is designed to mitigate any minor encroachments

EVALUATIVE CRITERIA:

Site Performance:

4. Improves existing water quality due to run-off and recharge solutions.
5. Removes existing harmful land use or contaminants.
6. Restores natural resources and habitat on the site

State Priorities:

7. Located within a 1/2 mile of transit
8. Located in a Transfer of Development Rights receiving district
9. Located within an Urban Center or Urban Complex
10. Located within an approved Redevelopment Plan
11. Included in a growth area/center of a State Plan Endorsed plan supported by NJDEP
12. Included in a COAH Certified plan
13. Contains at least 20% affordable housing units
14. Incorporates meaningful sustainability efforts, as measured by USGBC's "LEED" program, NJ Energy Star or other appropriate measurements, to reduce greenhouse gas emissions and conserve critical resources
15. Constructs, improves, or expands mass transit system by a magnitude of at least 50% or 1,000 riders per day
16. Preserves or restores historic structures (at least 50% of the project)
17. Minimum densities for efficient land use (gross acres):
 - a. Urban Centers: 22 units per acre and 220 jobs per acre
 - b. Planning Area 1: 8 units per acre and 80 jobs per acre
 - c. Planning Area 2 and Centers: 6 units per acre and 60 jobs per acre
 - d. Existing or proposed sewer service areas outside PA 1 or PA2: 4 units per acre and 40 jobs per acre
 - e. Outside sewer service area in PA 3, 4 and 5: cluster, noncontiguous, density transfer
18. Preserves or creates open space and/or active/passive recreational facilities
19. Incorporates shared infrastructure such as parking, utilities or amenities

