

Preliminary State Plan



CMP Policy and Implementation Committee

January 31, 2025

State Development and Redevelopment Plan

- Authorized by the State Planning Act of 1985
 - State Planning Commission (SPC) prepares, revises and adopts the State Plan (every 3 years)
- Sets forth Statewide planning policies and serves as the official blueprint for development and redevelopment in NJ.
- First plan adopted in 1992 with significant update in 2001
- State Plan Policy Map

General Process for Revising the State Plan

- Preparation and Adoption of the Preliminary State Plan
 - Adopted by SPC on 12/4/2024
 - In lead up, staff participated in State Agency Work Group
- Cross Acceptance Process (in process)
 - Many hearings (1 per county in 45 days)
 - Municipalities must submit cross-acceptance response template to the County
 - (Optional for Pinelands municipalities entirely within the Pinelands Area)
 - County compiles responses and works with OPA to produce a “Statement of Agreements and Disagreements”

General Process for Revising the State Plan

- Draft Final Plan Release
 - Incorporates results of the Cross-Acceptance process
 - Includes draft Infrastructure Needs Assessment and Impact Statement
 - Six public hearings
- State Planning Commission considers for final adoption



Updated Planning Goals

- The preliminary plan is written around 10 planning goals
 - Economic Development
 - Housing
 - Infrastructure
 - Revitalization and Recentering
 - **Climate Change (new)**
 - Natural and Water Resources
 - Pollution and Environmental Clean-up
 - Historic and Scenic Resources
 - **Equity (new)**
 - 2024 Comprehensive Planning Goal

Treatment of Pinelands Area in the State Plan

- The SPC must rely on the adopted plans and regulations of the Pinelands Commission for the purposes of planning in the Pinelands Area (N.J.S.A. 52:18A-206)
- The Preliminary State Plan continues to acknowledge the Commission's statutory authority for Planning in the Pinelands Area through its implementation of the CMP.

A photograph of a swampy forest. In the foreground, there is a body of water reflecting the surrounding trees and foliage. The water is dark and still, with some fallen branches visible in the lower left. The middle ground is filled with tall, slender trees, likely cypresses, with their trunks reflected in the water. The foliage is a mix of green and yellow, suggesting an autumn setting. The background is a dense forest of similar trees, with some taller trees visible through the canopy.

Treatment of Pinelands Area in the State Plan

- The State Plan Policy Map does not apply to the Pinelands Area
- 1999 Memorandum of Agreement between Pinelands Commission and State Planning Commission
 - Ensures lands in the Pinelands receive State benefits that are afforded to certain Planning Areas and planning designations (e.g., centers)
- In the PNR Outside the Pinelands Area, SPAs should align with Pinelands management areas based on MOA

PINELANDS MANAGEMENT AREAS

-  State Designated Pinelands Area
-  Regional Growth Area
-  Town
-  Village
-  Rural Development Area
-  Agricultural Production Area
-  Special Agricultural Area
-  Forest & Preservation Area
-  Military & Federal

POLICY MAP of the New Jersey State Development and Redevelopment Plan

DESIGNATED CENTERS

-  Urban Centers
-  Regional Centers
-  Towns
-  Villages
-  Hamlets

PLANNING AREAS

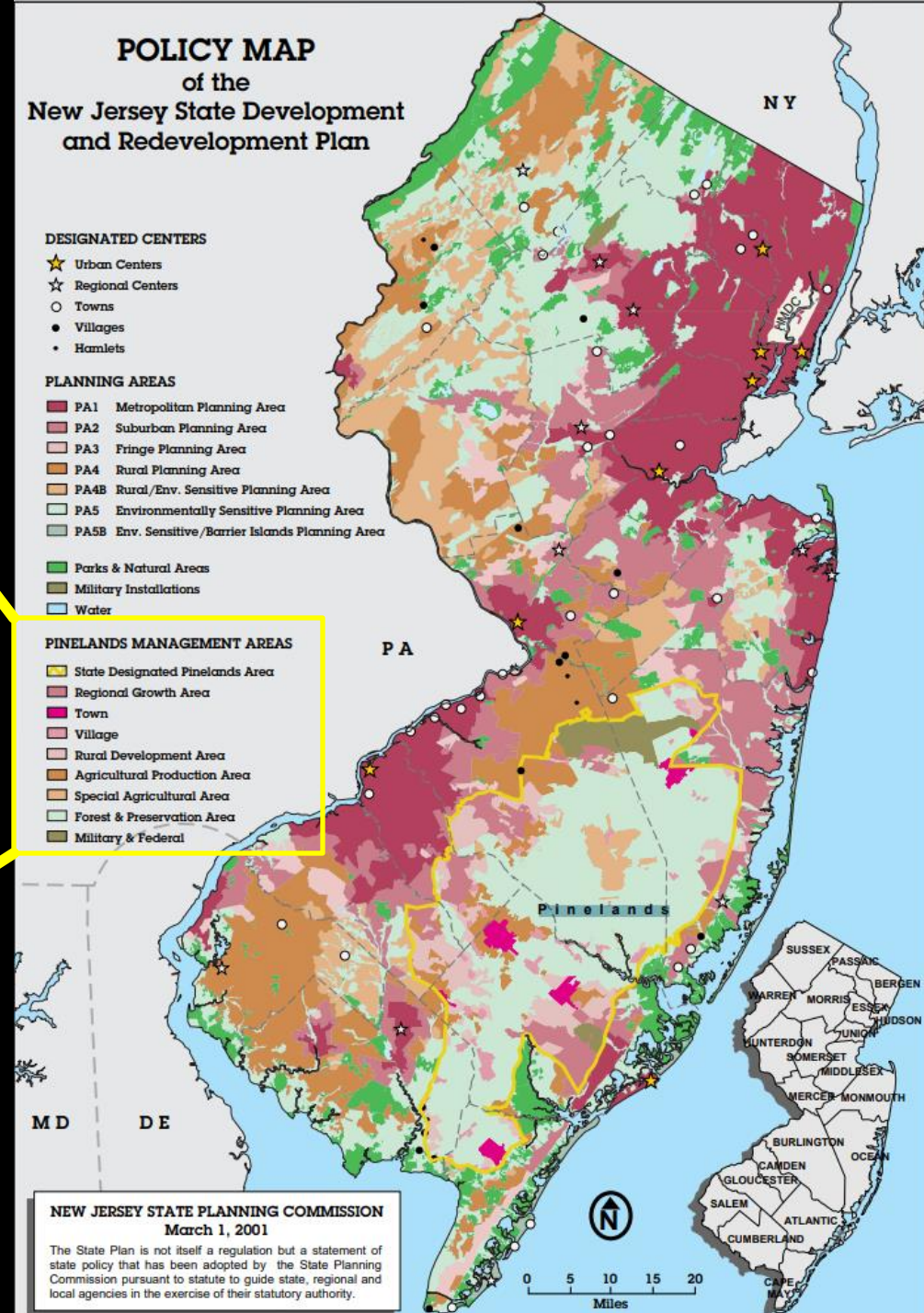
-  PA1 Metropolitan Planning Area
-  PA2 Suburban Planning Area
-  PA3 Fringe Planning Area
-  PA4 Rural Planning Area
-  PA4B Rural/Env. Sensitive Planning Area
-  PA5 Environmentally Sensitive Planning Area
-  PA5B Env. Sensitive/Barrier Islands Planning Area
-  Parks & Natural Areas
-  Military Installations
-  Water

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NEW JERSEY STATE PLANNING COMMISSION
March 1, 2001

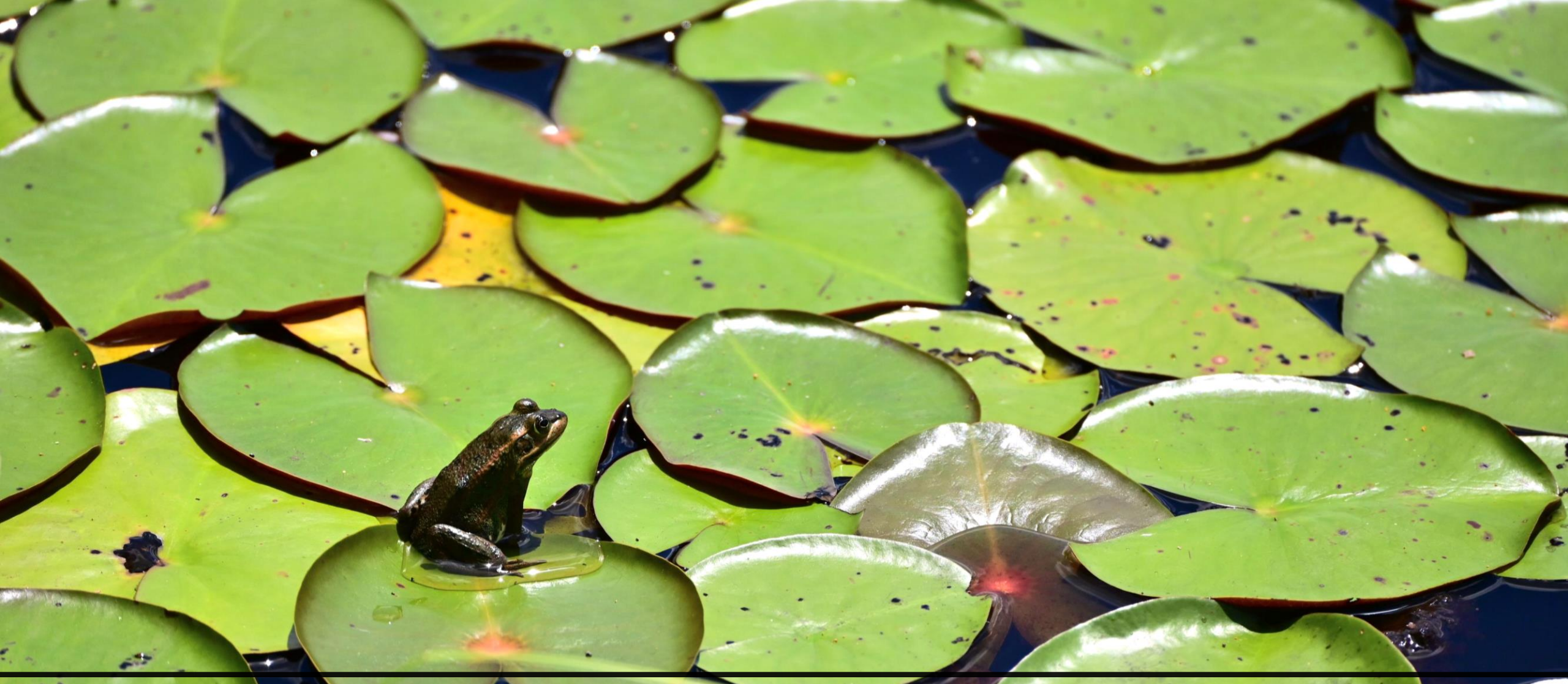
The State Plan is not itself a regulation but a statement of state policy that has been adopted by the State Planning Commission pursuant to statute to guide state, regional and local agencies in the exercise of their statutory authority.



Next Steps

- Continue to attend State Agency Working Group
- Monitor the results of the cross-acceptance process (e.g., Statements of Agreement and Disagreement)
- Await drafts of the Infrastructure Needs Assessment and Impact Assessment and provide comments as needed
- Provide comments on final draft of State Plan as needed
- The Final State Plan is tentatively schedule for distribution in late Fall 2025





Questions