

PINELANDS HOUSING TASK FORCE

SCOPE OF WORK

ADOPTED BY RESOLUTION OF THE NJ PINELANDS COMMISSION
NOVEMBER 7, 2003

The specific scope of this project is as follows:

1. Each of the seven Pinelands county planning offices shall be asked to review the most recent Department of Labor county level projections and other more recent data, as appropriate, and advise the Commission staff of any necessary adjustments to the Department of Labor projections and the reasons therefore.
2. These county level projections, if adjusted, shall be reviewed with the Office of Smart Growth and the Department of Labor. To the extent that any questions about the adjusted projections exist, the Commission staff shall work with the Office of Smart Growth, the Department of Labor and the appropriate county(ies) to resolve them.
3. Based upon general, region-wide influences, constraints and opportunities (such as available land, the land use and environmental programs of the CMP, infrastructure, job and housing markets), the Commission staff, in consultation with each of the county planning offices and the Office of Smart Growth, will prepare several different scenarios for allocating future population and housing growth to areas within and outside the Pinelands. In doing so, the Commission staff will review historical population and land use information and consider the relevance of that information to this effort.
4. The Housing Task Force will review these scenarios, adjust them as appropriate, and apportion the projected Pinelands growth to Regional Growth Areas to the extent that such growth can be accommodated within the framework of the Comprehensive Management Plan. In doing so, the Task Force shall:
 - a. Develop and apply a methodology to allocate Pinelands projections:
 - i. Among the 24 RGAs
 - ii. Translate the number of new units to maximum densities (base and PDC), taking into account the historical relationships between assigned densities and likely as-built densities
 - iii. Consider whether, and to what degree, there should be reserve capacity for growth beyond 2020
 - b. Consider the general effect of sub-regional constraints and opportunities on the amount and location of future growth within the Pinelands and within the various Regional Growth Areas, including but not necessarily limited to:
 - i. Estimated development opportunities in other Pinelands management areas
 - ii. Present and projected development trends and job and housing markets
 - iii. Sub-regional constraints and opportunities, including but not limited to, available land and present and projected infrastructure and environmental conditions
 - iv. Community character, reflecting the need for future non-residential development, open space and community facilities

5. The Housing Task Force will submit its recommendations to the Pinelands Commission. In doing so, the Task Force shall identify the assumptions used to apportion future housing demand amongst Pinelands Regional Growth Areas and present, as applicable, alternative scenarios based upon different assumptions.

The Housing Task Force

Members of the Housing Task Force will be drawn from key state agencies, Pinelands counties, Pinelands municipalities, the Pinelands Commission, non-governmental organizations, and the commercial and housing development communities. The Chairman of the Pinelands Commission will appoint two members from the Commission to serve as the Task Force's Chair and Vice-Chair. When considering the effect of important region-wide influences, constraints, and opportunities on future housing projections within the Pinelands, the Task Force may consult with other governmental and non-governmental organizations that have useful data or other information. Commission staff will help coordinate the efforts of the Task Force and keep the Governor's office apprised of progress and findings.

Organizations to be invited

- ? Pinelands Commission (2 members to serve as Chair and Vice Chair)
- ? Department of Community Affairs
- ? Department of Environmental Protection
- ? Department of Transportation
- ? Coalition for Housing and the Environment
- ? 7 Pinelands Area County Planning Offices (Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester and Ocean)
- ? New Jersey Builders Association
- ? Pinelands municipalities (a municipal representative from each of the 5 Pinelands Regional Growth counties, to be designated by the Pinelands Municipal Council)
- ? Pinelands Preservation Alliance
- ? State Chamber of Commerce

Guiding Principles

In carrying out this charge, the Task Force will adhere to the following guiding principles:

- ? All work and deliberations of the Task Force are to be transparent to the public. To promote transparency, at a minimum, all Task Force meetings will be open to the public and provide opportunity for public comment; the Commission's web site will be used to post information relating to the Task Force; public meetings will be scheduled at key decision-making points during the process; and the Task Force will prepare a final report that describes its activities and recommendations.
- ? The Task Force's Chair and Vice Chair shall periodically report to the full Commission on progress and ensure that the Task Force consults with other government and non-governmental organizations that have expertise in the key issues confronting the Task Force.
- ? The Task Force will strive for consensus in developing its recommendations. If consensus cannot be achieved, the recommendation(s) will reflect areas of agreement by the majority, with minority opinion reported where appropriate.
- ? The Task Force's recommendations will be guided by this charge, the goals enunciated in the Pinelands Protection Act for the Comprehensive Management Plan and the land use and environmental programs of the Plan itself.