Rowan University

RUTGERS–NEW BRUNSWICK
Edward J. Bloustein School of Planning and Public Policy
Alan M. Voorhees Transportation Center

Overview

Impact Assessment of the 2024 Preliminary Draft of the State Development and Redevelopment Plan

PRESENTED BY ROWAN UNIVERSITY AND RUTGERS UNIVERSITY

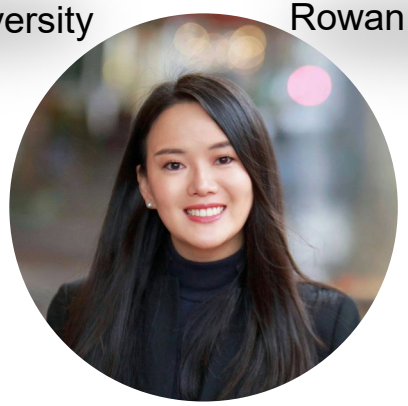
TO THE NEW JERSEY STATE PLANNING COMMISSION

Team Introductions

Rowan University

John Hasse, PhD, AICP
Rowan University

Kevin Keenan, PhD, AICP
Rowan University



Qian He, PhD, AICP
Rowan University

Mahbubur Meenar, PhD
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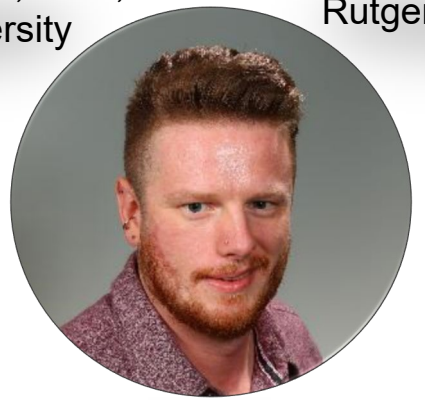
Leigh Ann Von Hagen, AICP, PP
Rutgers University

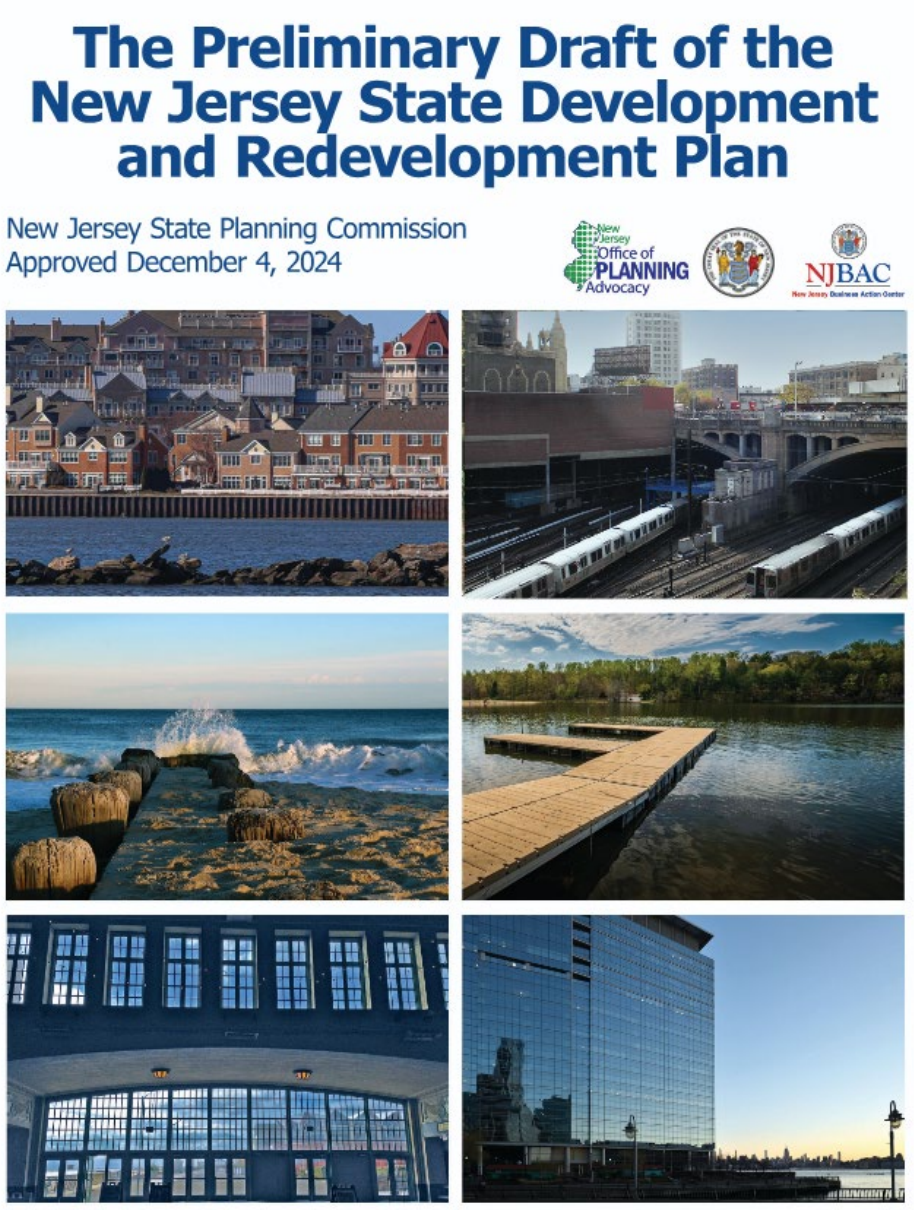
Samuel Rosenthal, AICP
Rutgers University



Jacob Thompson, AICP
Rutgers University

Background

- Successful partnership with OPA & Rowan and Rutgers Universities
- Work began in July 2025 under former Executive Director Donna Rendeiro
- Kevin Keenan (Rowan) served as PI, with Jon Carnegie (Rutgers) as Co-PI
- Leadership transition of both OPA and Rutgers in early 2025
  - Leigh Ann Von Hagen
  - Walter Lane



Methodology – Quantitative Analysis

1. Growth in Smart Growth Planning Areas
2. Growth in Centers-based Locations
3. Growth as Redevelopment & Renewal
4. Compact Growth
5. Infrastructure Supported Growth
6. Low Environmental Impact Development
7. Climate Resilient Growth
8. Protection of Open Space and Natural Resources

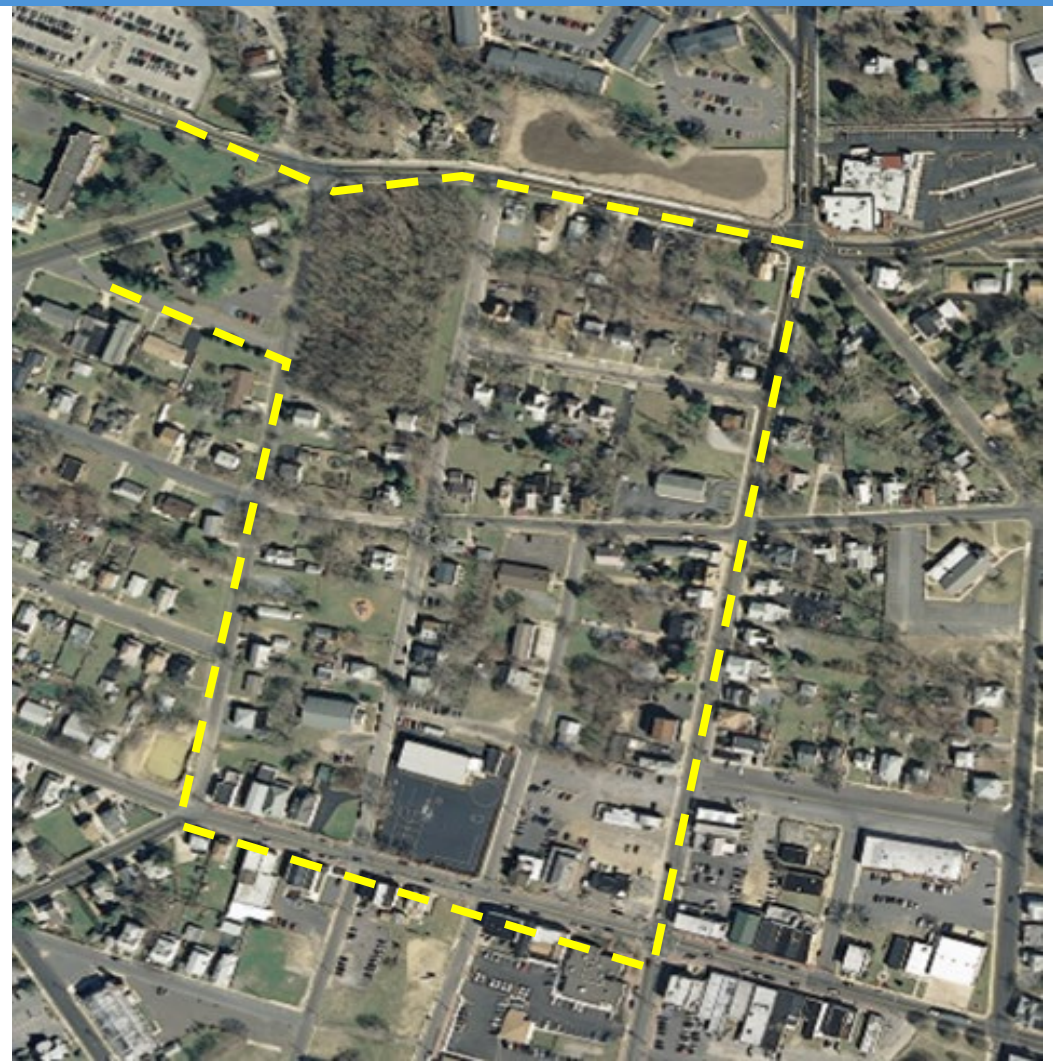
Methodology – Qualitative Analysis

- Likely outcomes from recommended development scenarios across six topic areas:
  - Economy
  - Land Use and Environment
  - Climate Change and Resilience
  - Equity
  - Infrastructure
  - Health

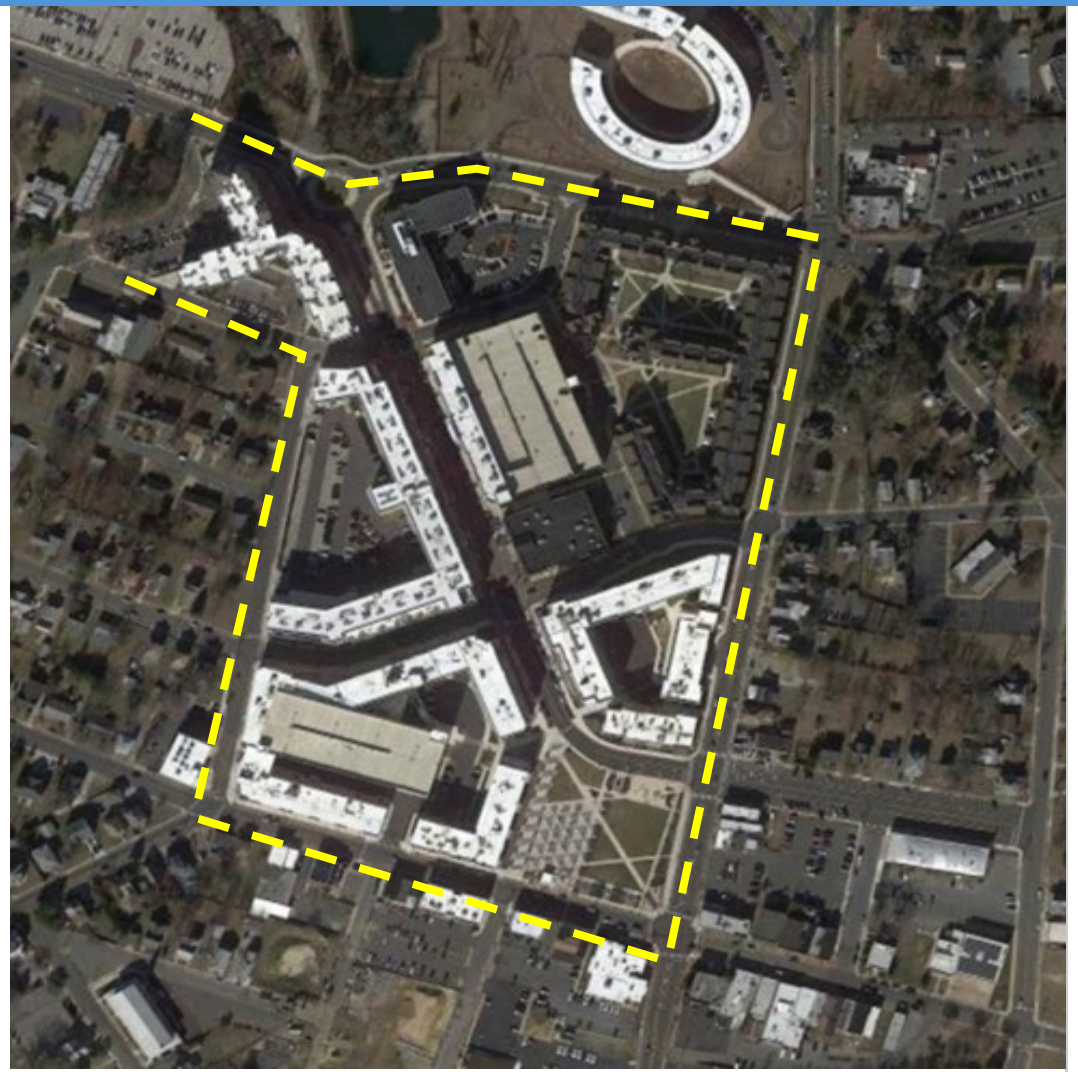
I. Looking Back
Development Trends (1986–2020)

- **445,534 acres** of new development occurred statewide.
- Development was uneven: 63% in Smart Growth Areas (PA1–PA3), but **37% in rural and environmentally sensitive areas (PA4–PA5)**.
- **Development rate slowed significantly** after 2007, aligning more with the **SDRP** Smart Growth goals.
- **Shift to more compact, high-density residential development:**
  - High-density housing grew from 7.6% to 19.6% of new development.
  - Exurban/rural development declined.
  - Trends after 2020 (Covid) may have changed substantially

Redevelopment Trends Increased (2008–2020)



Central Glassboro circa 2007



Central Glassboro circa 2020

II. Looking Forward to 2050 – Plan-Aligned vs. Plan-Adverse Growth

- **Quantitative impact indicators :**

1. Growth in Smart Growth Planning Areas
2. Center-Based Growth
3. Redevelopment vs. Greenfield Growth
4. Compact Development Patterns
5. Infrastructure-Aligned Growth
6. Environmentally Low-Impact Development
7. Climate Resilient Development
8. Protection of Open Space

Economic Development

- Streamline intergovernmental coordination
  - Reduces regulatory delays
  - Promotes cross-sector collaboration
- Retain and expand existing businesses and workforces
- Encourage public agencies to incentivize job training and employment
- Focus on underserved and underemployed communities

Land Use and Environment

- Over-arching goal of the SDRP is to foster center-based, compact, and mixed-use development offers:
    - Lower VMT and reduced air pollution
    - Less sprawl and inefficient use of infrastructure
    - More inclusive communities, especially across income ranges.
    - Enhanced ability to transition to sustainable energy systems
    - Reduction in food deserts
    - Increases in residents' reported satisfaction with their neighborhood.

Infrastructure

- Invest in active transportation and TOD
  - Improves safety
  - Reduces travel costs
- Prioritize adaptive reuse and infill development
  - Supports market rate and low-income housing
- Replace aging infrastructure
  - Mitigates impacts of CSOs and stormwater flooding

Climate & Resilience Key Takeaway

- **Compact, mixed-use growth areas** reduce sprawl, vehicle emissions, and land degradation—support long-term climate resilience.
- **Modernized infrastructure and green investments** (e.g., brownfield remediation, urban tree planting, and stormwater upgrades) can mitigate flooding and extreme heat risks.
- **Nature-based solutions and strict floodplain protections** can help preserve ecological buffers and reduce future disaster losses.
- **Renewable energy and zero-emission transit goals** can enhance energy security and reduce greenhouse gas emissions statewide.
- **Success hinges on the equitable implementation and proactive mitigation of hazards** to avoid deepening climate-related social and economic vulnerability.

Health

- Reduce emissions
  - Mitigate air pollution and particulate matter
- Increase environmentally-focused strategies
  - Limit the spread of disease
  - Support cognitive and immune function
- Diversify housing stock and reduce cost burden
  - Reduces stress associated with housing insecurity

Equity

- ✓ Revitalized vacant lots and brownfields support economic growth in underserved communities.
- ✓ Diverse and affordable housing in high-opportunity areas reduces segregation and improves access to services.
- ✓ Reliable transit and upgraded infrastructure increase mobility and public health in marginalized neighborhoods.
- ✓ Green spaces and clean energy reduce environmental burdens and build climate resilience for low-income populations.
- ✓ Coordinated, equity-centered planning prevents displacement and ensures benefits reach vulnerable

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Conclusion

- The 2001 State Development and Redevelopment Plan laid the foundation for smarter, more coordinated growth across New Jersey.

- The 2025 Plan Update will build on that legacy, shaping future development to meet the challenges of climate change, advance equity, and invest in resilient infrastructure.