

NJ Office of Planning Advocacy/Sustainable Jersey Synergy Analysis & Proposal

2/11/2021 Draft

Overview

NJ Office of Planning Advocacy and Sustainable Jersey have complementary missions in that both support municipalities in creating sustainable and resilient communities with the greatest equity and efficiency. The two organizations created a staff working group which conducted a careful review of the State Planning Commission's Plan Endorsement process and requirements and compared them with Sustainable Jersey's 150 Actions. A key goal behind this comparison is to minimize duplication of efforts by municipalities as they work on sustainability and provide them with unified guidance to support their undertaking additional meaningful actions. The working group found that, though there is shared intent, the complexity, differences in approach and process result in a nonlinear relationship between the two programs. Below are a range of ideas to align the recommendations made to municipalities on sustainability - some are easy and are even being initiated now, while others will require additional consideration, review and amendments to current processes for each organization.

Options detailed below would recognize a municipality's efforts and streamline the certification/endorsement process for them in ways that would eliminate duplication of efforts, remove administrative obstacles, and provide enticements/inducements for reaching higher standards of sustainability.

Proposed Tweaks to Plan Endorsement & Sustainable Jersey Certifications

Recommendations for NJ OPA:

Completed

Check the status of municipalities in advance of their Prepetition meeting and note whether the municipality is registered with Sustainable Jersey or not; if so, what level of certification? Bronze, Silver or a recipient of a gold star?

- Download existing report of actions achieved and review for inclusion of actions required by PE.
- Encourage municipalities to use their Green Team as their Advisory Committee for the development of their MSA Report. (Note: This was recently added to the revised MSA template and PE Guidelines.)
- Create a PE/SJ checklist showing which actions could be achieved through PE and how many points they are worth in SJ.

Short term (next 6 months)

- Invite Sustainable Jersey to the Prepetition meetings
- Create a checklist for OPA planners to see which PE required items have already been accomplished through by SJ actions. (Create a matrix/report of SJ items that are requested in the MSA to alert the municipality that they will get credit for same.) For

example: Energy Suite; riparian buffers and water conservation ordinances; open space, farmland preservation and/or circulation plans; complete streets resolutions etc.

- Build into PE process, potentially as part of the Prepetition meeting, ascertaining the municipality's intentions regarding SJ certification.
- Consider aligning sample ordinance requirements to meet SJ's requirements for points. (Complete Streets, Water conservation & others...)
- Require SJ Sustainable Land Use Pledge as a PE requirement? (Resolution to include in Action Plan?)
- Review Open Space Plan requirements - Green Acres certified? Part of Master Plan? Align requirements with SJ so points can be received.
- Brownfield inventory is requested in MSA but is it required? Enlist technical assistance to ensure that each PE municipality has complete inventory and assistance with prioritization – then PE and SJ points would align.
- Consider Incorporating municipal anti-idling signage in Action Plans or in PIA template.
- Each municipal PIA should note which items are point-worthy with SJ so that when they achieve them, they can get their SJ points.

Medium term (next 6-12 months)

- Add requirement to post the build out analysis provided by OPA as part of the Opportunities & Constraints report be posted on the municipality's website, per SJ requirements.
- Create a PIA Checklist that incorporates the points available to SJ certification seeking communities – including an 'optional' section for communities that are further along in their quest for sustainability. These items would not be required for PE but could be suggested for PIA and potentially part of the proposed re-endorsement process.
- Add to Biennial review process an item to report on status of actions that are SJ point worthy.
- OPA note for MSA review and PIA development, which items do not have flexibility if the petitioning municipality is looking for SJ credits so that OPA review meets SJ standards for points.
- Consider using SJ Climate Adaptation Flooding Risk Action/Community Wildfire Plans/Extreme Temperature Event Plan/Heat Island Assessment and Vulnerable Population Identification for Emergencies Actions as PE standard until DEP publishes climate adaptation standards.

Recommendations for Sustainable Jersey:

Short-term (next 6 months)

- As part of the Gold Star in Water use the PE required Riparian Buffers ordinance
- As part of the Gold Star in Water use the PE required Water Conservation Ordinance

Medium-term (next 6-12 months)

- As part of the Gold Star in Water, use the PE required Well-Head Ordinance
- Update Sustainable Jersey action – to accept an OPA build out analysis that is completed as part of the "Opportunities and Constraints" analysis. Additionally, Sustainable Jersey would need to revise requirements for posting of analysis to municipal website, (e.g., accept use of analysis in the Plan Endorsement process as demonstration in lieu of posting.

- Create a mechanism for awarding points for eligible actions done by a municipality for PE.
- Update Sustainable Jersey website to highlight actions that are acceptable for different phases of the Plan Endorsement process.

Long-term (one – two years)

- Add a new action in Land Use – awards points for PE land-use visioning process.
- Can SJ expirations applicable to PE be extended past their typical timeline to allow for credit to be earned for certification if municipalities are in PE. Need to identify actions where this is an issue.
- Make a tool to facilitate the uploading of documents to both systems for capturing a municipality's efforts for both SJ certification and OPA PE to be submitted by municipality or NJOPA when they achieve an action.
- Coordinate on environmental justice and social equity approaches - align efforts. Also examine any opportunity to include health in the PE process.
- Can adoption of a PIA (Plan Implementation Agreement) count as a Sustainability Plan for the Municipality and be awarded points?

Potential Larger Programmatic Amendments

A municipality that undertakes Plan Endorsement signs up for a dual track where they receive points for SJ actions and potentially earn Bronze/150 pts (or Silver/350 pts) Certification at the end in addition to PE (with OPA providing guidance, review and oversight for point attainment where appropriate).

Sustainable Jersey will consider special recognition in Planning to a municipality when it achieves Plan Endorsement (even if it is not Silver Certified). Maintained by getting your Biennial review in on time and achievement of PIA items as scheduled. Three year renewal based on looking at a checklist and/or PIA achievement as reviewed by OPA/SJ.

SPC/Sustainable Jersey

| PE Towns as of 2-11-2021 | PE Status | Green Team (Registration Date) | Bronze Certified Date (Points) | Silver Certified Date (points) | # of certs (3 yr cert) | Gold Star (Type/Date) |
|---------------------------------|------------------|---|---|---|-----------------------------------|----------------------------------|
| City of Asbury Park | P | 3/4/2009 | | 10/18/2019 (375) | 3 | |
| Borough of Atlantic Highlands | W | 3/13/2009 | 12/17/2018 (165) | | 3 | |
| Avalon | ? | 3/25/2009 | 10/4/2017 (160) | | 3 | |
| Township of Bedminster | W | 8/17/2009 | Expired 10/12/2015 | | 3 | |
| Borough of Bernardsville | W | 4/20/2009 | 10/17/2019 (160) | | 3 | |
| City of Beverly Township | W | 3/24/2009 | | | | |
| Bloomington Borough | W | 3/10/2009 | | | | |
| Borough of Bound Brook | P | 7/15/2015 | | | | |
| Township of Brick | W | 4/28/2009 | | 11/7/2019 (365) | 3 | |
| City of Burlington | W | 10/19/2010 | | | | |
| Burlington Township | W | 3/24/2009 | 10/30/2019 (175) | | 3 | |
| Cape May Point Borough | P | 3/3/2009 | 12/16/2020 (220) | | 2 | |
| Township of Chesterfield | ? | 7/12/2011 | 11/1.2019 (155) | | 3 | |
| Cinnaminson Township | W | | | | | |
| Commercial Township | W | 4/19/2012 | 1/26/2021 (150) | | 3 | |
| Delran Township | W | 4/13/2013 | 10/30/190 (160) | | 3 | |
| Delanco Township | W | 2/8/2016 | | | | |
| Borough of Dover | P | | | | | |
| Edgewater Park | W | 3/3/2009 | | | | |
| Elmer | ? | 5/13/2009 | | | | |
| Borough of Englishtown | P | 4/22/2009 | | | | |
| Borough of Far Hills | P | 10/26/2009 | | | | |
| Borough of Flemington | W | 4/13/2009 | Expired 10/4/2014 | | 2 | |
| Township of Florence | W | 4/15/2009 | | | | |
| Township of Franklin (Somerset) | ? | 3/10/2009 | | 10/30/2019 (460) | 3 | |
| Township of Freehold | W | 5/26/2009 | | | | |
| Galloway Township | W | 3/24/2009 | | 10/23/2019 (415) | 3 | |
| Gloucester City | W | 3/26/2009 | 11/4/2019 (160) | | 1 | |
| Borough of Haledon | ? | 5/6/2009 | | | | |
| Holmdel | W | 4/23/2009 | 10/26/2018 (155) | | 2 | |
| Borough of Hopatcong | P | 9/1/2010 | 12/16/2020 (280) | | 3 | |
| Township of Hope | ? | 6/10/2009 | 10/18/2019 (165) | | 3 | |
| Borough of Hopewell (Mercer) | ? | 3/2/2009 | | | | |
| Township of Lawrence (Cumb) | ? | | | | | |
| Township of Little Egg Harbor | W | 6/16/2014 | 12/20/2017 | | 2 | |
| Borough of Manasquan | ? | 4/2/2012 | | | | |
| Manchester Township | O&C | 4/13/2009 | 11/4/2009 (170) | | 3 | |
| Borough of Manville | W | 3/28/2014 | 10/19/2018 (175) | | 1 | |
| Maurice River Township | W | 7/15/2010 | Expired 10/30/2015 | | | |
| Middle Township | exp 2021 | 4/6/2009 | 10/9/2017 (165) | | 3 | |
| Township of Millstone | A | 5/6/2009 | | | | |
| Borough of Milltown | ? | 4/3/2009 | 1/26/2021 (165) | | 1 | |
| City Millville | W | 3/17/2009 | | | | |
| Town of Morristown | O&C | 5/20/2009 | | | | |
| Borough of Mount Arlington | ? | 3/9/2009 | 12/6/2020 | | 3 | |
| Neptune Township | ? | 4/13/2009 | 10/10/2018 (150) | | 1 | |
| Borough of Netcong | P | 3/6/2009 | | | | |
| Borough of North Plainfield | P | 1/25/2011 | Expired 2011 (155) | | 1 | |
| North Wildwood | W | 10/21/2015 | 12/17/2020 (170) | | 2 | |
| City of Ocean City | W | 3/12/2009 | | 11/7/2019 (355) | 3 | |

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| | | | | |
|------------------------------|----------|------------|------------------|---|
| Township of Ocean | W | 4/22/2009 | 12/14/2018 (310) | 3 |
| Borough of Palmyra | W | 8/7/2012 | | |
| Township of Plumsted | W | 3/4/2009 | | |
| Princeton | P | 3/9/2009 | 10/9/2017 (525) | 3 |
| Borough of Red Bank | W | 5/11/2009 | 12/13/2018 (375) | 3 |
| Ridgefield Borough | P | 6/8/2009 | | |
| Riverside Township | W | 7/3/2018 | | |
| Borough of Riverton | W | 4/11/2012 | | |
| Borough of Rocky Hill | W | 6/21/2010 | | |
| Salem City | W | 6/17/2020 | | |
| Borough of Seaside Heights | W | | | |
| Borough of South Bound Brook | P | | | |
| Township of South Brunswick | ? | 6/1/2010 | | |
| Sparta Twp | W | 3/11/2009 | 12/13/2019 (185) | 3 |
| Stafford Township | O&C | 5/13/2016 | 12/17/2020 (200) | 1 |
| Stanhope Borough | P | 9/14/2010 | | |
| Stone Harbor Borough | W | 3/17/2009 | 12/3/2017 (400) | 2 |
| City of Trenton | P | 10/20/2011 | 12/10/2018 (185) | 3 |
| Borough of Tuckerton | P | 4/5/2017 | | |
| Upper Township | MSA | 1/24/2011 | 12/17/2020 (255) | 3 |
| Vernon Twp | O&C | 8/28/2011 | 11/3/2017 (155) | 2 |
| Vineland City | W | 4/14/2009 | 10/21/2019 (225) | 2 |
| Borough of Wanaque | P | | | |
| West Cape May | exp 2021 | 3/11/2009 | 12/12/2019 (195) | 2 |
| West Wildwood Borough | W | | | |
| Wildwood City | W | | | |
| Wildwood Crest Borough | W | 5/1/2018 | | |
| Willingboro Township | W | 3/10/2009 | | |
| Woodstown Borough | P | 7/29/2014 | | |
| Woolwich | exp 2021 | 7/20/2009 | 12/18/2017 (205) | 2 |

? = undecided

P = pre prepetition

W = working on MSA

MSA = MSA submitted

O&C = Opportunities & Constraints

A = Action Plan

PIA = Planning & Implimentation Agreement

NJ State Plan/Sustainable Jersey Crosswalk



Updated 2/12/2021

N=NO Y=Yes O=Optional C=Conditional

Y=Yes W= Work Needed

| Sustainable Jersey Action | OPA Required? | | Overlap/potential for dual credits? Tweaks needed? | Pts | As is? | Joint comments |
|---|---------------|-----|--|----------|--------|--|
| | PE | MSA | | | | |
| Create Green Team (MANDATORY for SJ) | O | O | Can be used for public engagement for PE, in MSA template now. Can it be a PE requirement? It would create accountability to the PIA? | 10 | | Can serve as MSA advisory committee; OPA encourages even if they don't have one yet, make a Green Team/MSA Advisory committee = win/win. |
| Natural Resource Inventory (PRIORITY) | Y | Y | Required where applicable for PE | 10 | Y | can't be older than 10 yrs for SJ; often funded through PSEG grants |
| Sustainable Land Use Pledge (PRIORITY) | Y | Y | Statement of sustainability required for PE. Should get a municipality SJ points? Is SJ action specific enough for PE expectations? | 10 | W | OPA: PE could more specifically require the SJ pledge. SJ: Could PE pledge last longer than 3 yrs before expiring if secured in a non-certification year? |
| Build-Out Analysis | Y | Y | OPA does during O&C, could earn SJ points; esp if Muni posts it online, incorporates it in planning and it informs zoning. | 10 | W | not required for entire town by SJ for pts |
| Adopt a Complete Streets Policy (Pre-Req for Institute Complete Streets) | Y | Y | must be in place for PE but SJ has tiered system for different policies | 10-30 | W | 3 tiers Good, better, best OPA: must req 'new' DOT Policy (res or ord.) Will DOT require? |
| Water Conservation Ordinance (SJ PRIORITY) | Y | Y | DEP requires for PE | 20 | W | OPA check with DEP for acceptance of SJ model ordinance |
| Open Space Plans | Y | Y | Required | 10 | W | OPA: Req. Green Acres format? Part of Master Plan? SJ: must be w/in 10.yr |
| Environmental Assessment Ordinance | Y or O? | C? | DEP is requiring this for PE? Or recommending? | 10 | W | OPA: PE or PIA? Dep guidance to SJ (Now there a paywall for ANJEC support) |
| Farmland Preservation Plans | C | C | Required if applicable, could be in PIA if non-existent. Most counties have it - it may need tweaking to be SJ point-worthy. | 10 | W | Must have all SADC elements Does OPA ask the muni if they are meeting to implement? Would SJ tier the action to give pts for participation in county plan |
| Environmental Justice in Planning & Zoning | Y | O | EI Action Plan required for PE - see PE Guidelines | 10 | W | Being updated OPA take bigger role in future... where is it heading? |
| Brownfields Inventory & Prioritization | C | M/C | OPA's requires the inventory (conditionally) for PE. Could be added to MSA & PIA checklist. Conditional for Urban Centers and Urban Coordinating Councils (UCC) but potentially should be for all. | 10, 15 | W | OPA unclear in MSA requirements for prioritization, though inventory is required for Urban - is this required? Perhaps it should be. Jean H can help... |
| Resiliency Action Required by EO 89 | | | | | | |
| Climate Adaptation: Flooding Risk (PRIORITY) | C | C | Resiliency Awaiting DEP guidance | 20 | W | Perhaps NJOPA use SJ's until DEP sets guidelines? |
| Coastal Vulnerability Assessment | C | C | Resiliency Conditional for coastal communities | 20 | W | Check when doing MSA review - use these guidelines until DEP has guidance? think about lifelines in BRIC - incorporate? FEMA tech assistance |
| Extreme Temperature Event Plan | C | C | Resiliency and/or CAP | 10 | W | Perhaps use SJ until DEP adopts? Both heat & cold? Include health dept. Who makes decision? Develop Checkpts and adopt. |
| Heat Island Assessment *NEW* | C | C | Conditional (Required where applicable) EO 89 | 10 | W | ID hot spots & plan - use SJ map on website...use until DEP sets guidelines |
| Community Wildfire Protection Plans | C | C | Conditional - Required where applicable EO 89 | 10 | W | use these criteria until DEP has guidance? |
| Vulnerable Populations Identification for Emergencies | Y | Y | Should be added to MSA requirements. EO 89 | 10 | W | include in PE; basics are no brainer, could be improved upon with social services perspective... |
| Community Asset Mapping | O | O | Resiliency (in most HMPs but doesn't always include non-muni) | 10 | W | SJ is not just municipal assets (new BRIC process include Lifelines) |
| GHG Reduction/Climate Adaptation - required by EO 89 in new PE Guidelines | | | | | | |
| Municipal Carbon Footprint (PRIORITY) (Pre-Req for Community Carbon Footprint) | Y | | In new PE Guidelines be included in PIA checklist if not done required per EO 89 | 10 | Y | Municipal Operations Standard: Demonstrate reductions in GHG emissions from municipal operations and facilities at an average annual rate of 3.6% per year for 3 years (i.e., a rate amounting to 10.8% over 3 years or less). |
| Make Your Town Solar Friendly | Y | | In new PE Guidelines, mandatory | 15-30 | Y | |
| Public Electric Vehicle Charging Infrastructure | Y | | In new PE Guidelines, mandatory | 15 | Y | |
| Make Your Town Electric Vehicle Friendly | Y | | In new PE Guidelines, mandatory to do 3 of 5 | 15 | Y | |
| Buy Electricity from a Renewable Source | O | | In new PE Guidelines, must do 1 of 5 | 10 | Y | |
| Geothermal system | O | | In new PE Guidelines, must do 1 of 5 | | Y | |
| On-Site Solar System | O | | In new PE Guidelines, must do 1 of 5 | | Y | |
| Renewable Government Energy Aggregation | O | | In new PE Guidelines, must do 1 of 5 | | Y | |
| Community-Led Solar Initiatives | O | | In new PE Guidelines, must do 1 of 5 | | Y | |
| Energy Tracking & Management (PRIORITY) | Y | | In new PE Guidelines, mandatory | 10-15 | Y | |
| Energy Efficiency for Municipal Facilities (PRIORITY) | Y | | In new PE Guidelines, mandatory | 10 to 20 | Y | |
| Fleet Inventory (PRIORITY) (Pre-Req for Driver Training, Buy Alt. Vehicles, Vehicle Conversions & Meet Green Fleet targets) | Y | O | In New PE Guidelines, must do | 5 to 50 | Y | |
| Meet Target for Green Fleets | O | | One of a choice of 5 that must be done in new PE Guidelines | 10 | Y | |
| | | | | 30 | Y | |

| Optional | Y | R | N | O/C Rpt | 89 | 89 | PIA if not done | PIA if not done | 10 | 10 | Check with DOT |
|--|-----|---|----|--------------------------------|----|----|-----------------|-----------------|----------|----|---|
| Effective Parking Management | Y | | N | | | | PIA if not done | | 10 | | Check with DOT |
| Transit-Oriented Development Supportive Zoning | Y/C | | N | | | | PIA if not done | | 10 | | Check with DOT |
| Climate Action Plan (CAP) | O | O | 89 | | | | PIA if not done | | 10 | | DEP Standards will clarify |
| Community Carbon Footprint | O | | 89 | | | | PIA if not done | | 10-15 | | DEP Standards will clarify |
| Online Municipal Public Service Systems | P | N | N | | | | PIA if not done | | 10 | | |
| Brownfields Reuse Planning | N | O | N | | | | | | 5 to 15 | | |
| Brownfields Marketing | N | O | N | | | | | | 10 | | |
| Emergency Communications Planning | N | | | | | | | | 15 | | |
| Community Visioning | Y | M | N | | | | | | 10 | W | SJ Could revise action to give credit for OPA style Land Use Visioning - SJ's action is part of a tiered action culminating in the Sustainable Action Plan and is specifically focused on sustainability actions. |
| Vision Statement and Goals | Y | M | N | | | | | | 10 | W | Can SJ let it stand with less documentation? Maybe tiered system with points available for PE Visioning? |
| (Community Sustainability Plan) Indicators and Targets | Y | M | N | PIA? | | | | | 10 | N | Could SJ award points for a town developing and implementing a PIA? |
| Tree Protection Ordinance | Y | C | N | | | | | | 10 | | |
| Habitat Conservation Ordinance | Y | C | N | | | | | | 10 | | |
| Enhanced Stormwater Management Control Ordinance *NEW* | Y | Y | N | MOU if not done | | | | | 5-30 | W | PE prob only req DEP req under MS4 SJ more than state model _ord. 4 tiers, the more water & more mgt of water to wq standards, the more points |
| Bicycle and/or Pedestrian Plan | Y | N | N | | | | PIA if not done | | 10 | | Adopt as circ elem in MP is SJ guidance good for DOT's standards? & can OPA approve as part of biennial review for SJ? |
| Easement Inventory and Outreach (Pre-Req's for Easement Inspections and Evaluations) | Y? | Y | N | | | | | | 10 | | |
| Easement Inspections and Evaluations | O | O | N | | | | | | | | |
| Digitizing Public Information | N | | N | | | | | | 10 | | |
| Historic Preservation Element | C | C | N | | | | | | 5 to 10 | | 10 chapters and more required - its hard work on for longterm but not now... |
| Bicycle and Pedestrian Audit | O | O | N | PIA if not done | | | | | 5, 10 | | gradients of pts available for some assessment |
| Anti-Idling Education & Enforcement Program | O | | ? | CAP require this - its the law | | | | | 10 | | Not really planning -- implementation but incorporate it in PE? PIA? |
| Diversity on Boards & Commissions (PRIORITY for SJ) | O | O | 23 | Should be in PIA? | | | | | 10 | | OPA play a larger role here? Do the surveys as part of PE? |
| Commercial Energy Efficiency Outreach | O | | 89 | | | | | | 10 to 20 | | Replaces Direct Install Outreach Campaign to Local Business Community and Achieving Target Increase in Local Business Participation actions |
| Residential Energy Efficiency Outreach | O | | 89 | | | | | | 10-20 | | Replaces the Home Performance with ENERGY STAR Municipal Program & Outreach actions |