



# *The New Jersey State Development and Redevelopment Plan*

*New Jersey State Planning Commission  
Adopted March 1, 2001*



# Citizens of New Jersey

Nearly a million more people will call New Jersey home by the year 2020. And over 800,000 more people will work in the state by the year 2020. That means over 9 million of us will live in a state already known today as the most densely populated.

So where will we all live? How will we get anywhere and back? How about our cities and towns—will they be high-energy centers or in need of life support? How will trees and grass fit into the mix of bricks and mortar? What about our drinking water? Our air? And what about our children... Will a child born today have a quality of life in 2020 that makes her want to stay in New Jersey?

Soon these questions will be moot, because growth is occurring at a pace that has led the Impact Assessment of the State Plan (conducted by the Center for Urban Policy Research at Rutgers University) to predict that New Jersey could be fully developed in 50 years. Conversations about planning New Jersey's future will soon be academic.

The future needs a blueprint—now.

And we in New Jersey are fortunate to have one and with it a unique opportunity to guide our growth and protect our resources. The blueprint was designed over many years by many people who treasure the air and water, our cities and towns and our rural countrysides.

Officially known as the *New Jersey State Development and Redevelopment Plan*, we refer to it as the “Way to Grow.” The State Plan crosses political, ethnic and socioeconomic barriers to unite the citizens of New Jersey under a common goal: to ensure a positive future for all of us, a future bright with dynamic economic opportunities, maximized human potential enhanced environmental, historical and cultural resources and revitalized cities and towns.

The “Way to Grow” blueprint also has universal economic rewards. It is estimated that implementation of the plan would save towns, counties and school districts in New Jersey \$160 million **annually**.

Over the next 20 years, that means statewide savings of some \$870 million in roads and \$1.5 billion in water and sewer infrastructure—savings that could lower taxes or be put toward our schools, parks and other initiatives that improve our communities.

Thank you for taking the time to learn about New Jersey's “Way to Grow” State Plan. To learn more, please visit our web site at [www.nj.stateplan.com](http://www.nj.stateplan.com).

Sincerely,

Joseph J. Maraziti, Jr., Esq., Chairman, New Jersey State Planning Commission  
Charles M. Kuperus, Chairman, Plan Development Committee  
Herbert Simmens, Secretary and Principal Executive Officer

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Central New Jersey Region, Looking Northeast	Community Revitalization
Rural Village	Neighborhood Traffic Calming
Rapidly Developing Suburban Fringe	Urban Adaptive Reuse
Beltway Interchange	Warehouse Area Redevelopment
Suburban Highway and Rail Corridor	Urban Infill, corner situation
Suburban Commercial Strip	Urban Redevelopment
Urban Center	Suburban Road Conversion
Urban Industrial Riverfront	Transit Village Redevelopment
Rail Suburb	Shopping Center Redevelopment
Urban Neighborhood	Neighborhood Revitalization
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# Preface

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## STATUS OF THE PLAN

This first major update and revision of New Jersey's June 12, 1992 *State Development and Redevelopment Plan* (the State Plan) was formulated in response to the mandates of the New Jersey Legislature contained in the New Jersey State Planning Act. The act was signed into law on January 2, 1986. It created the New Jersey State Planning Commission and required the Commission to prepare and adopt the State Plan, and to revise and readopt at least every three years thereafter.

New Jersey's State Plan, including its State Plan Policy Map (Policy Map), is used to guide municipal, county and regional planning, state agency functional planning and infrastructure investment decisions. It is not appropriate to use the State Plan directly to formulate codes, ordinances, administrative rules or other regulations. Such regulations should be formulated to carry out the master and functional plans of the responsible agencies.

Just as there are many ways that regulations can be formulated to carry out master and functional plans effectively, there are many ways that these master and functional plans can be formulated to be consistent with the State Plan. All New Jersey governments, and appropriate agencies thereof, are encouraged to review their plans with the goal of bringing them into consistency with the provisions of the State Plan. Using the State Plan in this manner assures that:

- the integrity of existing planning and regulatory processes is maintained;
- planning is coordinated and integrated statewide;
- the State Plan does not interfere with the prerogatives of governments and agencies in carrying out their responsibilities; and
- the State Plan does not delay regulatory or other processes.

For further discussion of these issues, the reader is referred to the section, The Role of the State Plan, on page 255.

## CROSS-ACCEPTANCE

The State Planning Act also created a statewide planning process, called Cross-acceptance, to ensure that governments at all levels and the public participated in preparing the State Plan and in its periodic revision. The act describes Cross-acceptance as:

*... a process of comparison of planning policies among governmental levels with the purpose of attaining compatibility between local, county and State plans. The process is designed to result in a written statement specifying areas of agreement or disagreement and areas requiring modification by parties to the cross-acceptance. (N.J.S.A. 18A-202b.)*

The Cross-acceptance process for this second State Plan began when the Preliminary Plan was released in September 1997. All 21 counties prepared Comparison Reports that highlighted

areas of agreement and disagreement, commented on the consistency of municipal and county plans with the State Plan, and recommended issues for negotiation with the State Planning Commission.

In September 1998, public negotiations with all counties started and continued to the release of a Draft Final Plan in October 2000. In this process, 947 policy issues and map changes were negotiated with over 76 percent resulting in agreement between the State Planning Commission and counties and municipalities.

The Draft Final Plan, along with the Infrastructure Needs Assessment, the Impact Assessment and the Statement of Agreements and Disagreements were subjected to public hearings in each county. Based upon the findings of these hearings, and any written comments submitted to the Commission, the Commission adopted the *State Development and Redevelopment Plan* on March 1, 2001.

# Introduction: Overview of The State Plan

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## The State Plan

### *Inspires*

With a vision of New Jersey's future that can be shared by all citizens and by all levels of government.

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### *Leads*

By identifying the paths we must follow and the tools we will need in our journey to this future.

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### *Balances*

By recommending fair and equitable ways to spread the benefits and costs of growth to meet the special needs and interests of all groups.

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### *Coordinates*

By providing a single text to which we all can turn for guidance in making growth and conservation decisions.



## Plan Structure

### *Vision Statement*

Describes New Jersey in 2020 when the Goals of the State Plan are achieved.

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### *Goals and Strategies*

Describe the eight Goals that come from the State Planning Act and Strategies for achieving each Goal.

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# Statewide Policies

Provide specific guidance to state and local officials on a broad range of issues in 19 categories.

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## State Plan Policy Map

Identifies areas for growth, limited growth, agriculture, open space, conservation and other appropriate designations as required by the State Planning Act.

- **Planning Areas**

Identify areas with common characteristics and provide policy direction for each area.

- **Centers and Environs**

Promote the preferred forms for future development and redevelopment, designing and locating compact, mixed-use communities surrounded by protected natural landscapes.



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## Monitoring and Evaluation

Identify key indicators and targets for achieving State Plan Goals and summarize the findings of the Infrastructure Needs Assessment and Impact Assessment.

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**N**ew Jersey is a state of abundant resources and a highly desirable quality of life. It has been blessed with a strong economy, and is well positioned to share in the benefits of national growth and prosperity. However, the state's resources and its quality of life are sensitive to the impacts of uncoordinated growth and development. There are increasing signs that New Jersey's resources and quality of life are under siege. There is evidence in many parts of the state of a deterioration in the quality of life: traffic congestion, loss of agricultural lands, polluted streams, loss of wetlands, deteriorating cities and towns, fiscal stress, and other impacts of uncoordinated growth.

In recent decades, shifts in the state's development pattern and the aging of its urban infrastructure have led to decay and decline in many of the state's urban areas. Since 1950, hundreds of thousands of acres of rural and agricultural lands have been converted to sprawling subdivisions, a pattern of development that destroys the character of the cultural landscape, is inefficient in terms of public facilities and services and is devoid of the sense of place that has long defined the character of life in New Jersey. In turn, this sprawling, consumptive pattern of development has contributed to increased housing prices. Worse still, sprawl generates more vehicle miles of travel than more compact forms of development. Though New Jersey has more miles of highway per square mile than any other state, most of the state's interstate system is operating at, or above, capacity during peak periods of use. To continue as a place of opportunity, we must increase the range of choices available for residents of New Jersey to live, work and raise a family.

New Jersey's plan articulates a bold vision for the future and provides the policy directives to attain this vision. It presents new concepts such as sustainable development, new urbanism, strong connections between transportation and land use, and capacity-based planning.

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## The State Planning Act

If New Jersey wants to preserve and maintain its abundant natural, cultural, economic and social resources and its quality of life, it must plan for its future. In 1985, the Legislature of the state of New Jersey adopted the State Planning Act (*N.J.S.A. 52:18A-196 et seq.*). In the act, the Legislature declared that the state of New Jersey needs sound and integrated "statewide planning" to:

*...conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal....*

Under the act, the *State Development and Redevelopment Plan* is to establish "statewide planning objectives" regarding land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services and intergovernmental coordination. Sound and integrated statewide planning is the anticipated result of a statewide planning process that involves the active participation of state agencies, local governments, and the private sector.

The State Planning Act recognizes, and is based on, the following principles:

- I. The future well-being of the state of New Jersey depends on equal and shared social and economic opportunity among all its citizens.

2. A reasonable balance between public- and private-sector investment in infrastructure is key to the fiscal health, economic prosperity and environmental integrity of the state.

3. Coordinated planning among the state and local governments can ensure that “economies, efficiencies and savings” are achieved regarding public- and private-sector investment in the state.

4. The revitalization of the state’s urban centers is necessary if all New Jersey’s citizens are to benefit from growth and economic prosperity.

5. The provision of adequate and affordable housing in reasonable proximity to places of employment is necessary to ensure equal social and economic opportunity in the state; achieving this end requires sound planning to ensure an adequate supply of available land that can be developed in an efficient growth pattern.

6. The conservation of natural resources and the protection of environmental qualities are vital to the quality of life and economic prosperity of New Jersey.



The *State Development and Redevelopment Plan* responds to these principles and establishes a vision and a plan for the future of New Jersey. It is intended to serve as a guide for how public policy decisions should be made at all levels of government to achieve the goals of the State Planning Act. The State Plan identifies these goals as well as strategies and public policy measures that, when applied flexibly by all levels of government, will shape growth in ways that will help achieve the intent and purpose of the State Planning Act.

## Key Concepts

The State Planning Commission recognizes the importance of the idea of sustainable development as a unifying theme for addressing development and redevelopment in New Jersey. The concept of sustainable development presents fundamental opportunities to rethink and reshape our business practices and our use of land, energy, technology and the environment, to design the kinds of places that will offer an exemplary quality of life.

Planning has a great deal to offer toward creating sustainable communities—places of enduring value. While many of the goals and policies discussed in the State Plan are not new or unique, the State Planning Commission believes that the vision of sustainable development has the potential to connect them in compelling ways. The following Key Concepts provide an overview of the most important ideas in the State Plan.

## Planning Process

- I. Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable and based on capacity analysis is essential to achieving the goals of the State Plan, and
  - creates clear intentions and expectations for the future to guide citizens, business and government;

- allows for harmonizing differing visions for the future held by various individuals and interests;
  - helps ensure that our community, region and state’s environmental, infrastructure and fiscal capacities are balanced;
  - allows communities, regions and the state to monitor progress and reassess plans at regular intervals;
  - guides public investment;
  - reduces the need for detailed regulatory processes;
  - encourages public and private interests to share information and work together in partnerships; and
  - ensures that citizens are treated fairly and justly.
2. Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.
    - Transportation corridors, watersheds, airsheds, economic regions and neighborhoods are among the appropriate and desirable ways to organize planning efforts.
  3. Planning should be closely coordinated with, and supported by, investments, programs and regulatory actions.
    - Through the Plan Endorsement process, master plans, functional plans, development regulations and capital plans should be coordinated and supportive of each other.
  4. Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for full costs of public and private actions.
    - Density transfers, emissions trading and peak and off-peak period pricing are examples of techniques that use market principles to achieve public policy goals at lower cost and with greater efficiency.
    - Life-cycle costs and indirect and external costs such as pollution, environmental degradation and resource depletion should be fully integrated into the planning process.



*New infill housing located within walking distance of a train station supports transit and revitalizes communities.*

## Planning Outcomes

1. Prevention—of pollution, of excessive traffic congestion, of excess land consumption—should be a basis of our planning, investment and regulatory policies.
  - Substantial efficiencies occur when we design systems to prevent problems rather than react later to attempt to fix problems.
2. Maintenance and revitalization of existing communities—especially Urban Centers and urban, suburban and rural municipalities experiencing distress—should be our first priority after mitigating life threatening and emergent threats to public health and safety.
  - Our existing communities have physical assets, human resources and social traditions that are irreplaceable.
  - Our social responsibility and fiscal resources do not allow us to continue to abandon land, buildings, neighborhoods and communities.

- Revitalizing our existing communities reduces pressures to develop farmland and environmentally sensitive lands.
3. Development and redevelopment—be it residential, commercial, industrial or institutional—should be planned, designed and constructed to contribute to the restoration and creation of healthy, diverse, environmentally integrated, compact, mixed-use, human-scale communities—livable communities.
    - Organizing development and redevelopment into Centers, with neighborhoods and mixed-use Cores and downtowns, results in lower public service costs, greater community and civic cohesion and identity; and reduces the consumption of land, energy and other natural resources.
    - Civic, institutional and commercial uses should be integrated into the physical fabric of the community and not be isolated in enclaves.
    - Schools should be located to enable children to walk or bicycle to them safely.
    - Centers should be planned to achieve balance between jobs and housing, and to accommodate old and young, peoples of diverse incomes and cultures, and a broad range of housing types and costs.
    - Greenbelts surrounding Centers and networks of greenways should help define and connect neighborhoods, communities and regions.
    - Automobile-oriented, single-use shopping, office and institutional developments should be redesigned and retrofitted into more diverse places with a mix of uses.
  4. The preferred approaches for managing growth to achieve the Goals of the State Plan are through the mapping of Center Boundaries to identify areas for development and redevelopment and Environs protection in suburban and rural New Jersey and the identification of Cores and Nodes as places for more intensive redevelopment in metropolitan New Jersey.
    - These locations should be planned and mapped in ways that achieve the Intent and Policy Objectives of the Planning Area in which they are located.
  5. Citizen choice through access to information, services, jobs, education, housing and community life should be supported by physical design, public investment and government policy.
    - Opportunities should be available to all people be they in rural Centers, inner-city neighborhoods or suburbs; and whether they are young, old or have disabilities.
    - Transit, pedestrian and bicycle systems should maximize access and mobility within and between communities, accommodating—not promoting—the automobile.
    - Access to information can substitute for activities and processes that are more expensive and environmentally harmful (for example, telecommuting versus automobile commuting).
  6. The protection, restoration and integration of nature and natural systems enriches our lives, conserves our resources and protects the health of our citizens and biological resources.



- Designing with nature and providing Green Infrastructure can reduce the need for more costly conventional infrastructure (for example, river and stream corridors can provide for flood control; constructed wetlands can substitute for capital intensive wastewater systems; and trees and solar architecture and design can reduce energy use in cities).
- Using ecological design principles to guide the development of industrial products and the built environment will reduce environmental damage.
- Incorporating elements such as solar orientation, deconstruction, demanufacturing and recyclability into our buildings and products will reduce virgin extraction as well as fossil fuel emissions, and nuclear and solid waste.

## State Planning Goals

**General Plan Strategy: Achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.**

The following Goals are derived from the State Planning Act:

**Goal #1: Revitalize the State's Cities and Towns**

**Goal #2: Conserve the State's Natural Resources and Systems**

**Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey**

**Goal #4: Protect the Environment, Prevent and Clean Up Pollution**

**Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost**

**Goal #6: Provide Adequate Housing at a Reasonable Cost**

**Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value**

**Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide**

## Statewide Policies

Statewide coordination of planning will be achieved through the flexible application of the plan's Statewide Policies. These policies are designed to improve both the planning and the coordination of public policy among all levels of government so that we can overcome existing problems and avoid new problems in the future. The Statewide Policies address 19 substantive areas of concern (see shaded box on page 8).

Statewide Policies are designed to improve intergovernmental coordination of planning in a complex, highly diverse state. They will not, in and of themselves, lead to the patterns of development necessary to achieve the goals of the State Planning Act. They need to be applied to

public and private decisions through the State Plan Policy Map that accounts for the geographic diversity of the state and the unique opportunities and constraints that this diversity presents in terms of achieving the goals of the State Planning Act.

## State Plan Policy Map

The State Plan Policy Map (Policy Map) identifies the types of ecologically designed compact forms of development and redevelopment that are necessary to assure efficient infrastructure and protection of natural resources in the various regions of the state. It also identifies the regions of the state within which there are critical natural and built resources that should be either protected or enhanced in order to achieve the goals of the State Planning Act. The compact forms are called Centers; the areas outside of Centers are called the Environs; and the regions in which they are found in are called Planning Areas. The Policy Map includes policies and a map whose boundaries and criteria were negotiated during the Cross-acceptance phase of the current State Plan.

The official State Plan Policy Map is prepared at a scale of 1 inch = 2,000 feet (1 to 24,000). The Policy Map has been mapped according to national map accuracy standards. Lines mapped at a scale of 1:24,000 are accurate to within 45 feet. These lines are not explicitly correlated with or based on property lines, zoning lines or political boundaries.

## Planning Areas

Planning Areas are large masses of land (more than one square mile in extent) that share a common set of conditions (specified in the Policy Map), such as population density, infrastructure systems, level of development or natural systems. They serve a pivotal role in the State Plan by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies within each area, guide local planning and decisions on the location and size of Centers and Cores within Planning Areas and protect or enhance the Environs of these Centers, primarily in Planning Areas 3 through 5. In all cases, the application of Planning Area Policy Objectives serves to achieve the goals of the State Planning Act. However, in no case do Planning Areas function in any way as analogous to zoning classifications.

The Planning Areas are:

- Metropolitan Planning Area (PA 1)
- Suburban Planning Area (PA 2)

## Statewide Policy Categories

1. Equity
2. Comprehensive Planning
3. Public Investment Priorities
4. Infrastructure Investments
5. Economic Development
6. Urban Revitalization
7. Housing
8. Transportation
9. Historic, Cultural and Scenic Resources
10. Air Resources
11. Water Resources
12. Open Lands and Natural Systems
13. Energy Resources
14. Waste Management, Recycling and Brownfields
15. Agriculture
16. Coastal Resources
17. Planning Regions Established by Statute
18. Special Resource Areas
19. Design

- Fringe Planning Area (PA 3)
- Rural Planning Area and (PA 4) and Rural/Environmentally Sensitive Planning Area (PA 4B)
- Environmentally Sensitive Planning Area (PA 5) and Environmentally Sensitive/Barrier Islands Planning Area (PA 5B)

The Planning Areas (for example, the Environmentally Sensitive Planning Area) are geographically delineated in the State Plan Policy Map to reflect the conditions (for example, environmentally sensitive natural resources) that the act requires the plan to address through policies (for example, Statewide Policies on Open Lands and Natural Systems). Because each Planning Area has different characteristics, it is unique and requires a unique set of Policy Objectives. These Policy Objectives orient the application of Statewide Policies to assure proper development and redevelopment of the Centers and Cores and adequate protection of their Environs where appropriate, all within the context of each Planning Area's unique conditions. The capacities of infrastructure, natural resource and other systems should be major considerations in planning the location and intensity of development and redevelopment in each Planning Area.

## Nodes

Within Planning Areas, the State Plan also recognizes two different types of Nodes—

concentrations of employment and economic activity that are not organized in compact, mixed-use forms. These may be Commercial-Manufacturing Nodes or Heavy Industry-Transportation-Utility Nodes. Where appropriate, these places should be retrofitted over time to reduce automobile dependency, diversify land uses, and enhance linkages to communities.

## Benefits of Density

The State Plan promotes the benefits of higher density in development in Centers, recommending a minimum average density of 5,000 people per square mile for Regional Centers, Towns and Villages. This could translate into a neighborhood of single-family homes on 1/4-acre lots. Good planning and design create higher-density neighborhoods that are convenient, healthy and livable, offering an excellent quality of life. Children can walk or bicycle to school and parents can walk to town. Well-designed housing provides private yards, reasonable setbacks, detached or attached garages and private gardens.

Some Urban Centers, such as the Hudson River waterfront, have developed at densities of up to 150 dwelling units per acre. These are transit- and amenity-rich locations with very high land costs and strong market demand. Excellence in urban design—of streets, apartments, offices and public spaces—makes these attractive and vibrant communities with diversity in activities, attractions, cultures and housing types.



*Washington Town Center*

## Critical Environmental Sites and Historic and Cultural Sites

The State Plan Policy Map relies upon the Environmentally Sensitive Planning Area as a primary means of protecting and managing the state's natural and environmental resources. Yet the State Plan recognizes that there are important natural and environmental resources found throughout the state. The Plan refers to these sites as Critical Environmental Sites, and it recommends that, in addition to the application of appropriate Statewide Policies, other relevant provisions of the Environmentally Sensitive Planning Area apply to these sites in all Planning Areas.

The State Plan also recognizes that there are many historic, cultural and scenic sites throughout the state which need to be identified in order to apply the Historic, Cultural and Scenic Statewide Policies. To apply these policies, the State Planning Commission has created, within the State Plan Policy Map, Historic and Cultural Sites.

## Centers and Environs

The State Plan contemplates the following five types of Centers:

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

Centers are compact forms of development that—compared to sprawl development—consume less land, deplete fewer natural resources and are more efficient in the delivery of public services. The concept of Centers is the key organizing principle for development and redevelopment. Centers have a Core of public and private services and a development area surrounding the Core defined by a Center Boundary. The Center Boundary defines the geographic limit of planning for development of the Center. In the Fringe, Rural and Environmentally Sensitive Planning Areas, and where appropriate in the Metropolitan and Suburban Planning Areas, the boundary should be drawn to delineate the limit of future extension of a Center's capital facility services and, therefore, the geographical extent of its development and redevelopment.

Areas outside of Center Boundaries are the Environs, and should be protected from the impacts of development and redevelopment within the Centers and from other sources. Growth otherwise planned for the Environs should be focused in Centers to help ensure the maintenance of large contiguous areas of farmland, environmentally sensitive land and other open lands. Wherever possible, Centers should be surrounded by greenbelts where appropriate, to contain growth and provide opportunities for agriculture, recreation and other natural resource needs.

The amount of growth that should occur in any particular Center and its Environs depends upon its capacity characteristics, and the unique opportunities and constraints presented by the Planning Area in which it exists. Centers and their Environs should be planned and maintained so that they develop a unique character and "sense of place." These are attributes of desirable communities described as livable communities in the section "2020 Vision—Livable Communities and Natural Landscapes," which starts on page 15.

# Role of the State Development and Redevelopment Plan

## Tracking Progress in Meeting State Planning Goals

The State Planning Act requires that the State Plan contain indicators and targets to monitor progress in meeting State Plan Goals. Six key indicators and targets and 27 additional indicators and targets are proposed for this purpose.

## How the State Plan Should Be Used

The State Plan is different from functional state agency plans and municipal and county master plans. The State Plan is not a regulation but a policy guide for state, regional and local agencies to use when they exercise their delegated authority. For example, the State Plan does not automatically change the criteria for the issuance of a state permit, but it does contemplate that the agency responsible for issuing permits should review its plans and regulations in light of the State Plan and make appropriate modifications to reflect the provisions of the Plan, if such modifications are within the scope of the agency's authority. If the necessary modifications would exceed the agency's authority, it should seek to obtain the authority through normal legislative or rule-making processes. Similarly, when county and municipal master plans are updated, they should be modified to reflect the provisions of the State Plan. In these ways, the intent of the State Planning Act is achieved through existing lines of delegated authority and through existing implementation processes.

The State Plan and Endorsed Plans at all levels will be important when the State of New Jersey makes infrastructure and other investment decisions. The State Plan will serve as a guide to when and where available state funds should be expended to achieve the goals of the State Planning Act. The principal source of this guidance is provided by the State Plan's Statewide Policies, including but not limited to the policies on Public Investment Priorities as they are applied in accordance with the State Plan Policy Map.

It is the position of the State Planning Commission that a basic policy in implementation of the State Plan is to achieve the public-interest goals of the State Planning Act while protecting and maintaining the equity of all citizens. It is the intent of the State Planning Commission that the benefits and burdens of implementing the State Plan should be equitably distributed among all citizens of the state. Where implementation of the goals, policies and objectives of the State Plan



affects the reasonable development expectations of property owners or disproportionately affects the equity of other citizens, agencies at all appropriate levels of government should employ programs, including, for example, compensation, that mitigate such impacts to ensure that the benefits and burdens flowing from implementation of the State Plan are borne on an equitable basis.

AREA TO BE EVALUATED	STATE PLAN INDICATORS AND TARGETS
<b>ECONOMIC</b>	
<b>Key Indicator:</b>	<p>New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas.</p>
	<p><b>TARGET:</b> <i>The percent of the acres converted to development that are located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas is 70 percent from 1995 to 2005 and 90 percent from 2005 to 2020.</i></p>
	<p><i>The percent of the state’s population growth locating in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas is 85 percent from 2001 to 2020.</i></p>
	<p><i>The percent of the state’s new employment growth locating in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas is 90 percent from 2001 to 2020.</i></p>
<b>Additional Indicators</b>	<ul style="list-style-type: none"> <li>● Average annual disposable income among New Jerseyans.</li> <li>● Unemployment.</li> <li>● Conversion of farmland for development.</li> <li>● Percent of brownfield sites redeveloped.</li> <li>● Agricultural output.</li> <li>● Percent of jobs located in Urban Coordinating Council municipalities.</li> </ul>
<b>ENVIRONMENTAL</b>	
<b>Key Indicator:</b>	<p>The amount of land permanently dedicated to open space and farmland preservation.</p>
	<p><b>TARGET:</b> <i>The amount of land permanently dedicated to open space is 1,004,000 acres by 2002 and 1,354,000 acres by 2010. The amount of land preserved for farmland is 200,993 acres by 2002 and 550,993 acres by 2010.</i></p>
<b>Key Indicator:</b>	<p>Percent of New Jersey’s streams that support aquatic life.</p>
	<p><b>TARGET:</b> <i>50 percent of stream miles assessed fully supporting aquatic life by 2005. 95 percent of stream miles assessed fully supporting aquatic life by 2020.</i></p>
<b>Additional Indicators</b>	<ul style="list-style-type: none"> <li>● Economic output per unit of energy consumed.</li> <li>● The generation of solid waste on a per capita and per job basis.</li> <li>● Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide.</li> <li>● Greenhouse gas emissions.</li> <li>● Conversion of wetlands for development.</li> <li>● Conversion of land per person.</li> <li>● Changes in toxic chemical use and waste generation (non-product output) by New Jersey’s manufacturing sector.</li> </ul>

## AREA TO BE EVALUATED

## STATE PLAN INDICATORS AND TARGETS (continued)

### INFRASTRUCTURE

#### Key Indicator:

Meet present and prospective needs for public infrastructure systems.

**TARGET:** Meet 25 percent of Present Costs (backlog) by 2005 and 100 percent by 2020, while meeting all Prospective Costs as they become necessary.

#### Additional Indicators

- The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home.
- Vehicle miles traveled per capita.
- Number of pedestrian fatalities in vehicular accidents on state roads.
- Increase in transit ridership.
- Percent of potable water supplies that meet all standards.
- Percent of development on individual septic systems.

### COMMUNITY LIFE

#### Key Indicator:

Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance.

**TARGET:** The Urban Coordinating Council Communities have demonstrated progress in reducing the gap between their revitalization needs and those of other municipalities to 1.50 by 2005 and 1.10 by 2020.

#### Additional Indicators

- Percent of New Jersey households paying more than 30 percent of their pre-tax household income towards housing.
- Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars).
- Number of census tracts with more than 40 percent of the population living under the poverty level.
- Percent of building permits issued in Urban Coordinating Council municipalities.
- Annual production of affordable housing units.

### INTERGOVERNMENTAL COORDINATION

#### Key Indicator:

The degree to which local plans and state agency plans are consistent with the State Plan.

**TARGET:** By 2005, 50 percent of local plans are consistent with the State Plan and 100 percent of state agency plans are consistent with the State Plan. By 2020, 100 percent of local plans are consistent with the State Plan and 100 percent of state agency plans are consistent with the State Plan.

#### Additional Indicators

- Municipalities participating in comprehensive, multi-jurisdictional regional planning processes consistent with the State Plan.
- Percent of land in New Jersey covered by adopted watershed management plans.
- Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council.

## Plan Endorsement

A municipal, county or regional plan and accompanying development regulations will be reviewed for consistency with the guidelines for Plan Endorsement adopted by the State Planning Commission. If the Commission finds the plan consistent, it will be endorsed and therefore eligible for priority assistance and incentives that flow from such endorsement. The designation of Centers is part of the Plan Endorsement process.

The purpose of Plan Endorsement is to increase the degree of consistency among municipal, county, regional and state agency plans, and the State Plan, and to facilitate the implementation of these plans. The State Plan outlines six objectives that derive from this purpose:

1. To encourage municipal, county, regional and state agency plans to be coordinated and support each other to achieve the goals of the State Plan;
2. To encourage counties and municipalities to plan on a regional basis while recognizing the fundamental role of the municipal master plan and development regulations;
3. To consider the entire municipality, including Centers, Cores, Nodes and Environs, within the context of regional systems;
4. To provide an opportunity for all government entities and the public to discuss and resolve common planning issues;
5. To provide a framework to guide and support state investment programs and permitting assistance in the implementation of municipal, county and regional plans that meet statewide objectives; and
6. To learn new planning approaches and techniques from municipal, county and regional governments for dissemination throughout the state and possible incorporation into the State Plan.

ISSUE	PLAN ENDORSEMENT
Center Designation	Centers are delineated in Endorsed Plans and designated as part of Plan Endorsement.
Eligibility	<p>Any municipal, county or regional agency may petition for Plan Endorsement.</p> <p>Plans eligible for endorsement are:</p> <ul style="list-style-type: none"> <li>● Master plans of municipalities and counties,</li> <li>● Municipal strategic revitalization plans,</li> <li>● Urban complex strategic revitalization plans, and</li> <li>● Regional strategic plans.</li> </ul>
Delineation of Center Boundaries	<p>Optional in Metropolitan and Environmentally Sensitive/Barrier Islands Planning Areas.</p> <p>Optional and encouraged in Suburban Planning Areas.</p> <p>Required in Fringe, Rural, Rural/Environmentally Sensitive and Environmentally Sensitive Planning Areas.</p>
Identification of Environs	<p>Optional in Metropolitan, Suburban and Environmentally Sensitive/Barrier Islands Planning Areas.</p> <p>Required in Fringe, Rural, Rural/Environmentally Sensitive and Environmentally Sensitive Planning Areas.</p>
Identification of Cores	Encouraged statewide.
Identification of Nodes	<p>Existing Nodes are recognized in Endorsed Plans.</p> <p>Only Heavy Industrial-Transportation-Utility Nodes may be recognized as new Nodes.</p>

# 2020 Vision—Livable Communities and Natural Landscapes

*New Jersey, the nation's most densely populated state, requires sound and integrated statewide planning and the coordination of statewide planning with local and regional planning in order to conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal....—State Planning Act*

What will New Jersey look like and how will New Jersey function 20 years into the 21st century? There are choices to be made now that will affect New Jersey for decades to come. Although many positive steps have been taken in recent years to set the state on a steady course towards a vibrant, prosperous and sustainable future, much still needs to be done to ensure that outcome. A course of action is needed, a long-range comprehensive plan—the State Plan.

What would New Jersey be like in 2020 with the goals and strategies of the State Plan carried out in partnership between government and the citizens of our state?

## Vision of New Jersey in the Year 2020

In the Year 2020, decisions regarding the location, type and scale of development, redevelopment and conservation efforts will be made with the understanding that all aspects of life in New Jersey are interconnected and interdependent. No one geographic area or population is immune or untouched by the problems affecting another.

Developing and maintaining our communities and our natural resources with due regard for the needs of present and future generations is a new social ethic. This perspective has engendered new ways of looking at both problems and solutions, with new tools for measuring progress that take into account our capital assets of land, air, water, and biodiversity, as well as the creation of incentives to prevent problems before they get out of hand. The public and stakeholders participate in the creation of indicators and targets and vigorously debate and collectively implement ways to more effectively attain these targets.



## Vision of New Jersey in the Year 2020 (continued)

This striving to create greater sustainability has had a powerful and positive impact on New Jersey's cities and towns. Strategically located, brimming with cultural diversity, human talent and potential, supplied with and served by concentrations of plentiful and efficient transportation systems and plentiful diversity of housing, our cities are livable and healthy. They have new energy, and a renewed commitment to creating a better quality of life. We have invested in a new generation of public schools that provide community services and capitalize on opportunities for economic development in resource efficient ways. Building strong partnerships and creating strategic plans among government agencies, private companies, nonprofit organizations and community groups to maximize the advantages of our cities has been key.

New Jersey's communities are healthy, active communities where adults and children are living active, healthy lives because exercise and walking are a vital part of their daily lives. Communities are designed to promote walking and cycling for transportation and recreation,

and older suburban communities have been redesigned to provide the same advantages. Schools are central features of every community and a majority of children live within walking or cycling distance, and most of them use this opportunity. Through a combination of recreational and utilitarian activities most New Jersey residents meet or exceed recommended levels of physical activity. As a result, they live longer and are healthier; medical costs have declined; and prevalence of obesity and diabetes is declining. Older citizens are more



independent and less reliant on automobiles. They are stronger and better able to move about. Because children are walking to school, they are healthier, more independent, and more aware of their community and their natural surroundings. Because of reduced automobile use, the air is cleaner and asthma is less common.

The opportunities presented by available brownfields sites have led businesses to return to these areas, creating well paying jobs, revitalizing neighborhoods and enhancing tax bases. Community-based organizations have built housing; incubated and managed businesses; and provided education and human services in cooperation with city hall. Daily amenities have improved, with the rehabilitation of parks; the opening up of waterfronts and creeks to public use, the redesigning of streets and neighborhoods to improve traffic and public safety; a renewed commitment to the pedestrian environment and public transit; and the flourishing of the arts and culture. Our urban areas are green—trees purify the air, cool the hot summers, and help conserve millions of dollars otherwise spent on energy. These public and private partnerships have also led to reductions in crime and safer streets, based on community policing, and to dramatic improvements in public schools, and school facilities, allowing our youngsters to receive a quality education. For the first time in many years, people of all economic and education levels are choosing to live in New Jersey's cities.

## Vision of New Jersey in the Year 2020 (continued)

The re-energizing of New Jersey's cities has had a dramatic ripple effect on the rest of the state. Stronger tax bases created by a more prosperous urban population have benefited the entire state fiscally.

The State Plan has significantly changed the look of New Jersey's suburban landscape. Shopping and office complexes have been retrofitted or redeveloped over time to make them more accessible and more pleasant places. Housing has been added, transit brought in, and pedestrian walkways created. Developers and towns realized that this transformation of the suburban landscape was advantageous for both the public and private bottom lines. These areas have evolved in a much more positive direction while maintaining the character and values that led many to seek out suburbia—privacy, security, beauty and convenience.

Our historic and new rural Centers have accommodated growth and achieved new vitality while maintaining the rural character and large contiguous areas of farmland so important to all the citizens of New Jersey. This has been achieved through cooperative planning between farmers, land owners, local governments and the development community. The development of higher value-added specialty crops, increased technical assistance, and programs to support

***In the Year 2020, decisions regarding the location, type, and scale of development, redevelopment and conservation efforts will be made with the understanding that all aspects of life in New Jersey are interconnected and interdependent.***



## Vision of New Jersey in the Year 2020 (continued)

farming as a profitable and productive enterprise benefiting all of New Jersey has led to an increase in the number of young farmers and in the cultivation of agricultural lands abandoned in earlier decades. Rural development and redevelopment has been channeled largely to our existing Hamlets, Villages, Towns and Regional Centers while compact, carefully planned and designed new Centers are located in areas that minimize disturbance to agricultural lands and lands with environmentally sensitive resources. Large contiguous areas of farmland and other open lands have been preserved to ensure the future viability of agriculture and maintain a rural environment. Tourism in our farming, Highlands and shore regions has flourished while impacts on our natural landscapes have been minimized through careful design.

Commuter- and light-rail systems are fully integrated, enabling more people to travel with maximum convenience and minimum delay. Transportation authorities have strategically targeted communities with substantial need for improved services, and built or rebuilt bus and/or rail lines in those areas. Residents are able to get needed and affordable services and are able to conveniently reach a wide variety of destinations. Fewer New Jersey residents are choosing to use private vehicles as their main mode of transportation. Our communities are being designed to accommodate pedestrians and bicyclists, as well as cars, through the use of traffic-calming devices, better repair of road and walkways, and better signage. New Jersey's once-large backlog of infrastructure needing repair has been virtually eliminated.

The state's public-use airports are an integral part of the transportation system. They are helping communities to energize business development and are significant economic generators. Many have been developed as inter-modal transportation facilities.

Both national and regional business have taken notice of improvements in the state's facilities and services. More and more companies are starting up in New Jersey or are choosing to make New Jersey their home. A sound business climate, a streamlined land-use regulatory process, an enhanced quality of life, and the lowering of costs through the provision of cost-effective public services, has led New Jersey to become the most prosperous state in the union.

Many of the above-mentioned changes have had a powerful and positive effect on the environment. Compact growth helps curtail the destruction of natural resources. Throughout the state, we all have a much greater understanding and appreciation of how interdependent our economy, communities, and quality of life, are with natural resource systems. We have learned how to design with nature—to match our needs with natural processes—so that we both benefit and thrive. In addition, financial incentives and regulatory reform have resulted in



## Vision of New Jersey in the Year 2020 (continued)

the development of green businesses that provide jobs and profits while improving the environment.

We have made the transition from a system of strict regulations to one of cooperative goal-setting and flexible means of achieving those goals. Conservation incentives and regulatory strategies to increase competition and harness private markets for the public good reduce energy costs, while emissions trading—on land and water—reduces the cost of restoring and maintaining air and water quality. Cooperative planning, often based on watersheds, has led to the more effective protection of environmental resources and the maintenance of large contiguous tracts of open lands so essential to healthy ecosystems. As a result, many of New Jersey's indigenous species have rebounded from previous population lows and are flourishing. New Jersey's waterways and coastal areas are prospering, and careful planning has helped prevent damage to the delicate beach environment.

## Livable Communities

Throughout the state, you find livable communities. We know when we enter them, and we know when we leave them. Whether they are located in our most densely populated metropolitan suburbs or in our most sparsely settled rural areas, they are distinct from their Environs. They have evolved and been maintained at a human scale, with an easily accessible central core of commercial and community services. They have recognizable natural and built landmarks that provide a sense of place and orientation. Livable communities are:

### ***Dynamic***

Offering a variety of lifestyles, job opportunities, cultural and recreational activities, and shopping conveniences;

### ***Diverse***

Where residents of varying incomes and races can choose among reasonably priced single-family homes, townhouses, apartments and condominiums;

### ***Compact***

With employment, residential, shopping and recreational opportunities; group or public transportation nearby; and Environs, with clear edges, that define the community;

### ***Efficient***

Because they are in municipalities and counties that maintain up-to-date master plans and cooperate with other governments in the provision of water, wastewater, recycling, solid waste, transportation, safety and other public services;



## **Ecological**

Because they seek to integrate their built environment and businesses with natural systems through design for renewable energy use, waste prevention, recycling and habitat enhancement; and

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## **Healthy**

Because they are designed to promote exercise and walking as a vital part of daily life for all residents.

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Livable communities exist everywhere. They are unique sections of a city, a suburban neighborhood or a town or village in a rural municipality. They have a Core of public, private and cultural services, a well-designed neighborhood service area and Environs or edges that help define and support them. Regardless of their size, livable communities function as social and economic units and have a vibrant community life. In metropolitan areas where development is continuous, they are distinguishable by a change in the urban fabric, street layout and housing design, type and age. In suburban and rural areas, they often are surrounded by open land.

Livable communities are not just ideal communities. They are thoughtfully planned, wisely managed and carefully nurtured communities that emerge from the everyday decisions of concerned citizens and public officials at every level of government. They are sustainable communities that grow and change without sacrificing their future quality of life. Livable communities in New Jersey will give us vital urban areas, reasonably priced housing and public services, a clean environment and a strong economy that benefits all the state's citizens. They do not just happen. They are the result of planning ahead, investing public resources strategically, and cooperating with other governments to achieve shared goals.

***By implementing the State Plan, New Jersey has been confirmed as a state whose citizens enjoy a wealth of opportunities and choices, who are involved with the planning process and have a say in the growth of their state.***

Public opinion polls suggest that New Jerseyans strongly support the idea of livable communities. New Jerseyans believe that the cities and towns can be revitalized, and they want as much future development as possible to occur there. They want patterns of development and redevelopment in suburban areas that will produce less congestion, more affordable housing and reasonable access to public transportation. They support compact development and redevelopment instead of sprawl in the state's major transportation corridors, and they are least supportive of development of the rural countryside.

New Jerseyans want their communities to be free of crime, to have a clean and healthful environment, to provide good schools for their children and to have a pleasing physical appearance. They believe having access to public transportation close to their homes is important. They support economic growth, but not at the expense of more traffic congestion, pollution and higher taxes. To accomplish these objectives, they recognize, and support, the need for the state to play a more active role in coordinating and managing growth.

By implementing the State Plan, New Jersey has been confirmed as a state whose citizens enjoy a wealth of opportunities and choices, who are involved with the planning process and have a

say in the growth of their state. As a result, growth is planned, predictable, viable and sustainable, and in the long run, benefits the state as a whole.

## Back to the Present

What will New Jersey look like in 2020? It is up to us, and the choices we make today. Creating a plan based on extensive research, sound planning methodologies and engaged public input assures New Jersey and its people of a positive future, one bright with dynamic economic opportunities; maximized human potential; and healthy environmental, historical and cultural resources.

In the pages that follow, you will see more specifically how the *New Jersey State Development and Redevelopment Plan* will achieve the goals set by the State Planning Act.

