

Appendices

A. SELECTED POPULATION, EMPLOYMENT AND HOUSEHOLD PROJECTIONS TO THE YEAR 2020

POPULATION PROJECTIONS						
COUNTY	CENSUS APRIL 1, 1990	CENSUS APRIL 1, 2000	NJDOL 2015	NJDOL 2020	COUNTY (1998) CROSS- ACCEPTANCE 2020	CUPR 2020
Atlantic	224,327	252,552	274,400	287,900	**	317,538
Bergen	825,380	884,118	928,800	953,500	907,961	880,069
Burlington	395,066	423,394	464,700	484,800	471,039	506,813
Camden	502,824	508,932	530,900	540,000	588,962	555,928
Cape May	95,089	102,326	106,600	111,300	139,833	124,449
Cumberland	138,053	146,438	148,900	150,800	**	173,232
Essex	777,964	793,633	787,000	800,600	**	794,001
Gloucester	230,082	254,673	278,200	290,700	314,971	319,332
Hudson	553,099	608,975	605,700	624,300	614,155	623,657
Hunterdon	107,802	121,989	139,900	148,200	189,425	180,571
Mercer	325,824	350,761	362,700	373,000	388,452	384,162
Middlesex	671,811	750,162	804,300	840,600	823,162	841,974
Monmouth	553,093	615,301	685,400	714,100	705,334	689,280
Morris	421,361	470,212	520,600	545,400	507,679	489,974
Ocean	433,203	510,916	575,700	619,100	**	657,896
Passaic	453,302	489,049	503,800	505,300	**	498,632
Salem	65,294	64,285	66,200	66,800	78,225	74,186
Somerset	240,245	297,490	348,600	377,100	332,673	374,576
Sussex	130,943	144,166	162,100	171,200	181,500	179,718
Union	493,819	522,541	530,700	536,100	**	524,783
Warren	91,607	102,437	111,900	116,300	116,878	131,447
STATE	7,730,188	8,414,350	8,501,500	9,257,500	**	9,322,217

** No 2020 projections provided by county.
County Cross-acceptance projections for Burlington, Gloucester and Mercer provided by the Delaware Valley Regional Planning Commission.
Population growth projections from the Center for Urban Policy Research (CUPR), *The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan*, September 2000, were added to the 2000 Census data to create the 2020 CUPR projection.

EMPLOYMENT PROJECTIONS

COUNTY	CES ANNUAL AVG. 1990	CES ANNUAL AVG. 2000	NJDOL 2008	COUNTY (1998) CROSS ACCEPTANCE 2020	CUPR 2020
Atlantic	140,800	150,660	166,600	**	204,145
Bergen	456,800	472,675	519,150	594,800	540,996
Burlington	161,700	190,196	209,450	244,368	289,619
Camden	213,200	210,310	235,150	264,584	235,228
Cape May	35,700	46,238	44,250	**	47,526
Cumberland	59,800	61,604	62,850	**	73,527
Essex	400,900	382,792	407,950	**	402,638
Gloucester	75,300	92,560	101,500	122,904	135,532
Hudson	247,500	254,566	275,250	365,840*	276,663
Hunterdon	40,500	48,739	53,100	**	76,687
Mercer	198,200	208,761	223,350	277,247	240,717
Middlesex	366,700	415,155	453,250	480,335	470,007
Monmouth	218,500	248,132	269,050	268,279	289,292
Morris	251,000	291,165	311,700	**	394,554
Ocean	115,300	138,152	150,150	**	199,659
Passaic	196,100	187,771	196,300	**	213,513
Salem	23,800	22,703	22,800	**	28,332
Somerset	140,900	183,836	203,000	238,499	244,901
Sussex	31,900	38,585	42,250	**	63,131
Union	255,400	250,147	258,050	**	257,109
Warren	33,500	35,886	38,150	**	49,432
STATE	3,665,400	3,930,632	4,243,300	**	4,733,209

* Hudson County projection for private sector jobs only.

** No 2020 projections provided by county.

County Cross-acceptance Projections for Burlington, Camden, Gloucester and Mercer provided by the Delaware Valley Regional Planning Commission.

Employment growth projections from the Center for Urban Policy Research (CUPR), *The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan*, September 2000, were added to the 2000 CES data to create the 2020 CUPR projection.

HOUSEHOLD PROJECTIONS

COUNTY	CENSUS	CENSUS	COUNTY (1998)	CUPR
	1990	2000	CROSS-	
	APRIL 1, 1990	APRIL 1, 2000	ACCEPTANCE	2020
			2020	
Atlantic	85,123	95,024	**	123,341
Bergen	308,880	330,817	**	332,408
Burlington	136,554	154,371	**	191,404
Camden	178,758	185,744	**	205,354
Cape May	37,856	42,148	**	54,502
Cumberland	47,118	49,143	**	64,056
Essex	278,752	283,736	**	289,872
Gloucester	78,845	90,717	**	124,249
Hudson	208,739	230,546	**	236,844
Hunterdon	37,906	43,678	**	68,028
Mercer	116,941	125,807	**	141,390
Middlesex	238,833	265,815	**	301,465
Monmouth	197,570	224,236	**	265,112
Morris	148,751	169,711	**	182,942
Ocean	168,147	200,402	**	287,501
Passaic	155,269	163,856	**	172,982
Salem	23,794	24,295	**	28,708
Somerset	88,346	108,984	**	139,849
Sussex	44,456	50,831	**	72,622
Union	180,076	186,124	**	190,481
Warren	33,997	38,660	**	53,523
STATE	2,794,711	3,064,645	**	3,526,633

** No projections provided by county.

Household growth projections from the Center for Urban Policy Research (CUPR), *The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan*, September 2000, were added to the 2000 CES data to create the 2020 CUPR projection.

Notes

The accuracy of long-term projections tends to be less precise as the geographic area for which the projection is made becomes smaller. Nevertheless, the State Planning Act (N.J.S.A. 52:18A-201.b.(5)) calls for the Office of State Planning to compile long-term projections of population, employment, households and land needs, which are necessary for both the public and private sectors to plan and invest today with some reasonable consideration of what the future might hold. For the purposes of the state planning process, for example, a reasonable set of population, household and employment projections is required to anticipate the distribution of growth among Planning Areas and between Centers and Environs, and to estimate future developable land needs. Projections are also required to assess infrastructure needs and other impacts associated with alternative development scenarios. Appendix A presents a range of projections of population and employment which the Commission believes are reasonable guides through 2020. During each review of the State Plan, the Commission will consider revising Plan projections to reflect changing trends in the state's population and employment growth.

CES ANNUAL AVG. refers to county level nonfarm “covered” employment estimates published by the New Jersey Department of Labor. Covered employment is a monthly count of full and part-time employees, who earned wages during the pay period which includes the 12th of the month, as reported quarterly by employers covered by the New Jersey Unemployment Compensation Law. Basically, any employer paying at least \$1,000 in wages in the current or preceding calendar year is covered. Jobs not covered by the law fall mainly into the categories of self-employed and unpaid family workers or certain agricultural and in-home domestic workers. 2000 data refer to three quarter average and a later benchmark and are not strictly comparable to the 1990 average.

COUNTY CROSS-ACCEPTANCE refers to the Cross-acceptance projections submitted by each county planning office to the Office of State Planning in 1998, except where otherwise specified.

CUPR refers to the projections developed by the Center for Urban Policy Research at Rutgers University for *The Costs and Benefits of Alternative Growth Patterns: The Impact Assessment of the New Jersey State Plan*, September 2000. CUPR projected growth (change) was added to the 2000 baseline data to create the 2020 CUPR projection as recommended by CUPR.

NJDOL refers to the projections prepared in 1998 and updated in 2001 by the New Jersey Department of Labor, Division of Labor Market and Demographic Research.

B. LIST OF CENTERS

As of March 1, 2001 the State Planning Commission had designated 64 Centers—eight Urban, 11 Regional, 27 Town, 14 Villages and four Hamlets. Over 200 additional Centers were either proposed (includes a Center Boundary) or submitted as full petitions in the 1998 county and municipal Cross-acceptance reports and are presented below as Proposed Centers. The reader should refer to the State Plan Policy Map section for a full discussion of Center criteria and functions. The State Planning Commission has also recognized Hudson County and its 12 municipalities as an Urban Complex and the 12 Route 130 municipalities in the Burlington County/Delaware River Corridor Strategic Plan.

Designated Centers and plans endorsed by the State Planning Commission are eligible for priority assistance. Until designated and endorsed by the State Planning Commission, proposed and identified Centers are not eligible for priority assistance.

Designated Centers and Endorsed Plans

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
ATLANTIC	Atlantic City	Urban Center	Atlantic City
BERGEN	Ridgefield	Town	Ridgefield Borough
BURLINGTON	Chesterfield	Hamlet	Chesterfield Twp.
BURLINGTON	Crosswicks	Village	Chesterfield Twp.
BURLINGTON	Route 130-Delaware River Corridor	Strategic Plan Six Centers: ● Beverly-Delanco-Edgewater Park (Town) ● Burlington City (Town) ● Florence-Roebling (Town) ● Palmyra-Riverton-East Riverton (Town) ● Riverside-Cambridge (Town) ● Willingboro-Edgewater Park (Town) 14 Activity Nodes	Beverly City Burlington City Burlington Twp. Cinnaminson Twp. Delanco Twp. Delran Twp. Edgewater Park Twp. Florence Twp. Palmyra Borough Riverside Twp. Riverton Twp. Willingboro Twp.
BURLINGTON	Sykesville	Hamlet	Chesterfield Twp.
BURLINGTON	TDC Receiving Area	Village	Chesterfield Twp.
BURLINGTON	Vincentown	Village	Southampton Twp.
CAMDEN	Camden	Urban Center	Camden City
CAMDEN	Gloucester City	Town	Gloucester City
CAPE MAY	Avalon	Town	Avalon Borough
CAPE MAY	Cape May	Town	Cape May City

Designated Centers and Endorsed Plans (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
CAPE MAY	Cape May Point	Village	Cape May Point Borough
CAPE MAY	Stone Harbor	Town	Stone Harbor Borough
CAPE MAY	The Wildwoods	Regional Center	North Wildwood City West Wildwood Borough Wildwood City Wildwood Crest Borough
CUMBERLAND	Delmont	Village	Maurice River Twp.
CUMBERLAND	Dorchester-Leesburg	Village	Maurice River Twp.
CUMBERLAND	Heislerville	Village	Maurice River Twp.
CUMBERLAND	Mauricetown Station	Hamlet	Maurice River Twp.
CUMBERLAND	Millville-Vineland	Regional Center	Millville City Vineland City
CUMBERLAND	Port Elizabeth-Bricksboro	Village	Maurice River Twp.
ESSEX	Newark	Urban Center	Newark City
HUDSON	Hudson County Urban Complex	Urban Complex One Center: ● Jersey City (Urban Center) 49 Development Activity Areas	Bayonne City East Newark Borough Guttenberg Town Harrison Town Hoboken City Jersey City Kearny Town North Bergen Twp. Secaucus Town Union City Weehawken Twp. West New York Town
MERCER	Hightstown	Town	Hightstown Borough
MERCER	Hopewell	Village	Hopewell Borough
MERCER	Princeton	Regional Center	Princeton Borough Princeton Twp.
MERCER	Trenton	Urban Center	Trenton City
MERCER	Washington Town Center	Town	Washington Twp.
MIDDLESEX	Cranbury	Village	Cranbury Twp.
MIDDLESEX	Metuchen	Town	Metuchen Borough
MIDDLESEX	New Brunswick	Urban Center	New Brunswick City
MONMOUTH	Atlantic Highlands	Town	Atlantic Highlands Borough
MONMOUTH	Freehold	Town	Freehold Borough

Designated Centers and Endorsed Plans (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
MONMOUTH	Long Branch	Regional Center	Long Branch City
MONMOUTH	Manasquan	Town	Manasquan Borough
MONMOUTH	Red Bank	Regional Center	Red Bank Borough
MORRIS	Dover	Regional Center	Dover Town
MORRIS	Mendham	Village	Mendham Borough
MORRIS	Morristown	Regional Center	Morristown Town
MORRIS	Netcong	Town	Netcong Borough
OCEAN	Mystic Island	Town	Little Egg Harbor Twp.
OCEAN	New Egypt	Town	Plumsted Twp.
OCEAN	Parkertown	Village	Little Egg Harbor Twp.
OCEAN	Stafford	Regional Center	Stafford Twp.
OCEAN	Tuckerton	Town	Little Egg Harbor Twp. Tuckerton Borough
PASSAIC	Bloomingdale	Town	Bloomingdale Borough
PASSAIC	Haledon	Town	Haledon Borough
PASSAIC	Paterson	Urban Center	Paterson City
PASSAIC	Totowa	Town	Totowa Borough
PASSAIC	Wanaque	Town	Wanaque Borough
SALEM	Elmer	Town	Elmer Borough
SALEM	Salem	Regional Center	Salem City
SALEM	Woodstown	Town	Woodstown Borough
SOMERSET	Bernardsville	Town	Bernardsville Borough
SOMERSET	Bound Brook- South Bound Brook	Town	Bound Brook Borough South Bound Brook Borough
SOMERSET	Bridgewater-Raritan- Somerville	Regional Center	Bridgewater Twp. Raritan Borough Somerville Borough
SOMERSET	Manville	Town	Manville Borough
SUSSEX	Andover	Town	Andover Borough
SUSSEX	Hopatcong	Town	Hopatcong Borough
SUSSEX	Newton	Regional Center	Newton Town
UNION	Elizabeth	Urban Center	Elizabeth City
WARREN	Hope	Village	Hope Twp.

Designated Centers and Endorsed Plans (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
WARREN	Mount Hermon	Hamlet	Hope Twp.
WARREN	Oxford	Village	Oxford Twp.
WARREN	Washington	Town	Washington Borough Washington Twp.

Proposed Centers

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
ATLANTIC	Brigantine	Town	Brigantine City
ATLANTIC	Buena	Town	Buena Borough
ATLANTIC	Chestnut Neck	Hamlet	Port Republic City
ATLANTIC	Galloway Town Center	Town	Galloway Twp.
ATLANTIC	Longport	Town	Longport Borough
ATLANTIC	Margate	Town	Margate City
ATLANTIC	Ocean Heights Avenue	Town	Egg Harbor Twp.
ATLANTIC	Oceanville	Village	Galloway Twp.
ATLANTIC	Pleasantville	Town	Pleasantville City
ATLANTIC	Port Republic	Village	Port Republic City
ATLANTIC	Smithville	Town	Galloway Twp.
ATLANTIC	Ventnor	Town	Ventnor City
ATLANTIC	West Atlantic City	Town	Egg Harbor Twp.
ATLANTIC	Wrangleboro Estates	Town	Galloway Twp.
BURLINGTON	Bordentown	Town	Bordentown City
BURLINGTON	Columbus	Village	Mansfield Twp.
BURLINGTON	Georgetown	Village	Mansfield Twp.
BURLINGTON	Hedding	Village	Mansfield Twp.
BURLINGTON	Jacksonville	Hamlet	Springfield Twp.
BURLINGTON	Jobstown	Village	Springfield Twp.
BURLINGTON	Juliustown	Village	Pemberton Twp. Springfield Twp. Wrightstown Borough
BURLINGTON	Lumberton	Village	Lumberton Twp.
BURLINGTON	Mansfield	Village	Mansfield Twp.
BURLINGTON	Maple Shade	Town	Maple Shade Twp.

Proposed Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
BURLINGTON	Mount Holly	Regional Center	Eastampton Twp. Hainesport Twp. Lumberton Twp. Mount Holly Twp. Westampton Twp.
BURLINGTON	New Gretna	Village	Bass River Twp.
BURLINGTON	Pemberton	Town	Pemberton Borough Pemberton Twp.
BURLINGTON	Wrightstown	Town	Wrightstown Borough.
CAPE MAY	Cape May Courthouse	Regional Center	Middle Twp.
CAPE MAY	Clermont	Village	Dennis Twp.
CAPE MAY	Del Haven-Green Creek	Village	Middle Twp.
CAPE MAY	Dennisville	Village	Dennis Twp.
CAPE MAY	Eldora	Village	Dennis Twp.
CAPE MAY	Goshen	Village	Middle Twp.
CAPE MAY	Marmora-Palermo- Beasleys Point	Town	Upper Twp
CAPE MAY	Ocean City	Regional Center	Ocean City
CAPE MAY	Ocean View	Village	Dennis Twp.
CAPE MAY	Petersburg	Village	Upper Twp.
CAPE MAY	Rio Grande	Regional Center	Middle Twp.
CAPE MAY	Sea Isle City	Town	Sea Isle City
CAPE MAY	Seaville	Village	Upper Twp.
CAPE MAY	South Dennis	Village	Dennis Twp.
CAPE MAY	South Seaville	Village	Dennis Twp.
CAPE MAY	Strathmere	Village	Upper Twp.
CAPE MAY	Swainton	Hamlet	Middle Twp.
CAPE MAY	Town Bank-North Cape May	Town	Lower Twp.
CAPE MAY	Tuckahoe	Village	Upper Twp.
CAPE MAY	Villas	Town	Lower Twp.
CAPE MAY	West Cape May	Town	West Cape May Borough
CAPE MAY	Whitesboro-Burleigh	Village	Middle Twp.

Proposed Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
CUMBERLAND	Bridgeton Regional Center	Regional Center	Bridgeton City Fairfield Twp. Hopewell Twp. Upper Deerfield Twp.
CUMBERLAND	Carmel	Village	Deerfield Twp.
CUMBERLAND	Cedarville	Village	Lawrence Twp.
CUMBERLAND	Centre Grove	Hamlet	Lawrence Twp.
CUMBERLAND	Deerfield	Village	Upper Deerfield Twp.
CUMBERLAND	Dividing Creek	Village	Downe Twp.
CUMBERLAND	Fairton	Village	Fairfield Twp.
CUMBERLAND	Fortescue	Village	Downe Twp.
CUMBERLAND	Gandy's Beach	Hamlet	Downe Twp.
CUMBERLAND	Greenwich	Village	Greenwich Twp.
CUMBERLAND	Laurel Lake	Village	Commercial Twp.
CUMBERLAND	Mauricetown	Village	Commercial Twp.
CUMBERLAND	Money Island Beach	Hamlet	Downe Twp.
CUMBERLAND	Morton and Lebanon Roads Planned Village	Village	Deerfield Twp.
CUMBERLAND	Newport	Village	Downe Twp.
CUMBERLAND	Othello	Hamlet	Greenwich Twp.
CUMBERLAND	Port Norris	Village	Commercial Twp.
CUMBERLAND	Roadstown	Village	Hopewell Twp. Stow Creek Twp.
CUMBERLAND	Rosenhayn	Village	Deerfield Twp.
CUMBERLAND	Sea Breeze	Hamlet	Fairfield Twp.
CUMBERLAND	Seabrook	Village	Upper Deerfield Twp.
CUMBERLAND	Shiloh	Village	Shiloh Borough
CUMBERLAND	Springtown	Hamlet	Greenwich Twp.
CUMBERLAND	Stow Creek Planned Village	Village	Stow Creek Twp.
GLOUCESTER	Center Square- Swedesboro	Regional Center	Logan Twp. Swedesboro Borough Woolwich Twp.
GLOUCESTER	Deptford	Regional Center	Deptford Twp.
GLOUCESTER	Mantua	Town	Mantua Twp.
GLOUCESTER	Woodbury	Town	Woodbury City

Proposed Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
HUNTERDON	Bloomsbury	Village	Bloomsbury
HUNTERDON	Bunnvale	Hamlet	Lebanon Twp.
HUNTERDON	Clinton Area	Regional Center	Clinton Town Clinton Twp. Franklin Twp. Lebanon Borough Union Twp.
HUNTERDON	Flemington	Regional Center	Flemington Borough
HUNTERDON	Lambertville	Town	Lambertville City
HUNTERDON	Lower Valley	Hamlet	Lebanon Twp.
HUNTERDON	Mount Airy	Hamlet	West Amwell Twp.
HUNTERDON	New Hampton	Hamlet	Lebanon Twp.
HUNTERDON	Penwell	Hamlet	Lebanon Twp.
HUNTERDON	Riegel Ridge-Spring Mills	Village	Holland Twp.
HUNTERDON	Three Bridges	Village	Readington Twp.
HUNTERDON	Whitehouse Station	Village	Readington Twp.
HUNTERDON	Woodglen	Hamlet	Lebanon Twp.
MERCER	Eldridge Park	Village	Lawrence Twp.
MERCER	Groveville	Hamlet	Hamilton Twp.
MERCER	Lawrenceville	Village	Lawrence Twp.
MERCER	North Crosswicks	Hamlet	Hamilton Twp.
MERCER	Pennington	Village	Pennington Borough Hopewell Twp.
MERCER	Princeton Junction	Village	West Windsor Twp.
MERCER	West Trenton	Village	Ewing Twp.
MIDDLESEX	Cottageville	Hamlet	South Brunswick Twp.
MIDDLESEX	Dayton	Village	South Brunswick Twp.
MIDDLESEX	Deans	Hamlet	South Brunswick Twp.
MIDDLESEX	Dunellen	Town	Dunellen Borough
MIDDLESEX	Edison	Town	Edison Twp.
MIDDLESEX	Fresh Ponds	Hamlet	South Brunswick Twp.
MIDDLESEX	Historic Old Bridge	Village	East Brunswick Twp.
MIDDLESEX	Jamesburg	Town	Jamesburg Borough

Proposed Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
MIDDLESEX	Kingston	Village	Franklin Twp. (Somerset) South Brunswick Twp.
MIDDLESEX	Little Rocky Hill	Hamlet	South Brunswick Twp.
MIDDLESEX	Middlesex	Town	Middlesex Borough
MIDDLESEX	Milltown	Town	Milltown Borough
MIDDLESEX	Monmouth Junction	Village	South Brunswick Twp.
MIDDLESEX	Old Bridge Town Center	Village	Old Bridge Twp.
MIDDLESEX	Plainsboro Village	Village	Plainsboro Twp.
MIDDLESEX	South Old Bridge	Village	Old Bridge Twp.
MONMOUTH	Allentown	Village	Allentown Borough
MONMOUTH	Belmar	Town	Belmar Borough
MONMOUTH	Bradley Beach	Town	Bradley Beach Borough
MONMOUTH	Englishtown	Village	Englishtown Borough
MONMOUTH	Greater Freehold	Regional Center	Freehold Twp.
MONMOUTH	Mid-Town Neptune	Town	Neptune Twp.
MONMOUTH	Pine Brook	Village	Tinton Falls Borough
MONMOUTH	Sea Bright	Town	Sea Bright Borough
MONMOUTH	Spring Lake	Town	Spring Lake Borough
MORRIS	Jefferson	Town	Jefferson Twp.
MORRIS	Lincoln Park	Town	Lincoln Park Borough
MORRIS	Milton	Village	Jefferson Twp.
MORRIS	Mount Arlington	Village	Mount Arlington Borough
MORRIS	Mount Freedom	Village	Randolph Twp.
MORRIS	Rockaway	Town	Rockaway Borough
OCEAN	Lacey-Forked River	Town	Lacey Twp.
OCEAN	Seaside Heights	Regional Center	Seaside Heights Borough
OCEAN	Staffordville	Village	Eagleswood Twp.
OCEAN	Toms River	Regional Center	Dover Twp.
OCEAN	Waretown	Village	Ocean Twp.
OCEAN	West Creek	Village	Eagleswood Twp.
PASSAIC	Charlottesburg	Village	West Milford Twp.
PASSAIC	Clinton Road Historic District	Hamlet	West Milford Twp.

Proposed Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
PASSAIC	Germantown	Hamlet	West Milford Twp.
PASSAIC	Hewitt	Village	West Milford Twp.
PASSAIC	Little Hamlet	Hamlet	West Milford Twp.
PASSAIC	Macopin	Hamlet	West Milford Twp.
PASSAIC	New City	Village	West Milford Twp.
PASSAIC	Newfoundland	Village	West Milford Twp.
PASSAIC	Oak Ridge	Village	West Milford Twp.
PASSAIC	Otterhole-Weaver Crossroads	Hamlet	West Milford Twp.
PASSAIC	Passaic	Regional Center	Passaic City
PASSAIC	West Milford Town Center	Town	West Milford Twp.
PASSAIC	West Brook-Otterhole	Hamlet	West Milford Twp.
SALEM	Alloway	Village	Alloway Twp.
SALEM	Auburn	Hamlet	Oldmans Twp.
SALEM	Brotmanville	Village	Pittsgrove Twp.
SALEM	Canton	Village	Lower Alloways Creek Twp.
SALEM	Centerton-Olivet	Village	Pittsgrove Twp.
SALEM	Daretown	Village	Upper Pittsgrove Twp.
SALEM	Elk Terrace	Hamlet	Quinton Twp.
SALEM	Elmer Extension North	Town	Upper Pittsgrove Twp.
SALEM	Elmer Extension South	Town	Pittsgrove Twp.
SALEM	Hagersville	Hamlet	Elsinboro Twp.
SALEM	Hancocks Bridge	Village	Lower Alloways Creek Twp.
SALEM	Harmersville	Village	Lower Alloways Creek Twp.
SALEM	Monroeville	Village	Upper Pittsgrove Twp.
SALEM	Norma	Village	Pittsgrove Twp.
SALEM	Oakwood Beach	Village	Elsinboro Twp.
SALEM	Pedricktown	Village	Oldmans Twp.
SALEM	Pole Tavern	Village	Upper Pittsgrove Twp.
SALEM	Quinton	Village	Quinton Twp.
SALEM	Salem City Extension	Regional Center	Mannington Twp.
SALEM	Sharptown	Village	Pilesgrove Twp.

Proposed Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
SALEM	Sinnicksons Landing	Village	Elsinboro Twp.
SALEM	Woodstown Extension	Town	Pilesgrove Twp.
SALEM	Yorktown	Village	Pilesgrove Twp.
SOMERSET	Bedminster	Village	Bedminster Twp.
SOMERSET	Bradley Gardens	Village	Bridgewater Twp.
SOMERSET	Clover Hill	Hamlet	Hillsborough Twp.
SOMERSET	Far Hills	Village	Far Hills Borough
SOMERSET	Flagtown	Village	Hillsborough Twp.
SOMERSET	Hillsborough	Town	Hillsborough Twp.
SOMERSET	Martinsville	Village	Bridgewater Twp.
SOMERSET	Montgomery	Village	Montgomery Twp.
SOMERSET	Neshanic	Hamlet	Hillsborough Twp.
SOMERSET	North Plainfield	Town	North Plainfield Borough
SOMERSET	Peapack-Gladstone	Village	Peapack and Gladstone Borough
SOMERSET	Pluckemin	Village	Bedminster Twp.
SOMERSET	Rocky Hill	Village	Rocky Hill Borough
SOMERSET	South Branch	Hamlet	Hillsborough Twp.
SOMERSET	Warrenville	Village	Warren Twp.
SOMERSET	Watchung	Village	Watchung Borough
SUSSEX	Bear Brook	Hamlet	Fredon Twp.
SUSSEX	Blue Heron	Hamlet	Sparta Twp.
SUSSEX	Branchville-Frankford	Regional Center	Branchville Borough Frankford Twp.
SUSSEX	Byram	Village	Byram Twp.
SUSSEX	Franklin-Hamburg- Hardyston-Ogdensburg	Regional Center	Franklin Borough Hamburg Borough Hardyston Twp. Ogdensburg Borough
SUSSEX	Fredon	Village	Fredon Twp.
SUSSEX	Hainesville	Village	Sandyston Twp.
SUSSEX	Hampton	Town	Hampton Twp.
SUSSEX	Kittatinny Lake	Village	Sandyston Twp.
SUSSEX	Layton	Village	Sandyston Twp.

Proposed Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
SUSSEX	Montague	Town	Montague Twp.
SUSSEX	Peter's Valley	Hamlet	Sandyston Twp.
SUSSEX	Sparta	Town	Sparta Twp.
SUSSEX	Springdale	Village	Andover Twp.
SUSSEX	Stanhope	Town	Stanhope Borough
SUSSEX	Sussex-Wantage	Regional Center	Sussex Borough Wantage Twp.
SUSSEX	Swartswood	Hamlet	Hampton Twp.
SUSSEX	Tri-State	Village	Montague Twp.
SUSSEX	Tuttle's Corner	Hamlet	Sandyston Twp.
SUSSEX	Vernon	Regional Center	Vernon Twp.
SUSSEX	Woodruffs Gap	Village	Sparta Twp.
WARREN	Allamuchy	Hamlet	Allamuchy Twp.
WARREN	Alpha	Town	Alpha Borough Pohatcong Twp.
WARREN	Belvidere	Town	Belvidere Town
WARREN	Hackettstown	Regional Center	Hackettstown Town Independence Twp. Mansfield Twp. Mount Olive Twp. (Morris) Washington Twp. (Morris)
WARREN	Phillipsburg	Regional Center	Greenwich Twp. Lopatcong Twp. Phillipsburg Town Pohatcong Twp.

Identified Centers

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
ATLANTIC	Absecon	Town	Absecon City
ATLANTIC	Belcoville	Village	Weymouth Twp.
ATLANTIC	Clarkstown	Hamlet	Hamilton Twp.
ATLANTIC	Corbin City	Village	Corbin City
ATLANTIC	East Vineland	Hamlet	Buena Vista Twp.
ATLANTIC	Somers Point	Town	Somers Point

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
ATLANTIC	Thompsontown	Hamlet	Hamilton Twp.
BERGEN	Bergenfield	Town	Bergenfield Borough
BERGEN	Cliffside Park-Fairview	Town	Cliffside Park Borough Fairview Borough
BERGEN	Edgewater	Town	Edgewater Borough
BERGEN	Elmwood Park-Saddle Brook	Regional Center	Elmwood Park Borough Saddle Brook Twp.
BERGEN	Emerson	Town	Emerson Borough
BERGEN	Englewood	Regional Center	Englewood City
BERGEN	Fair Lawn	Regional Center	Fair Lawn Twp.
BERGEN	Fort Lee	Regional Center	Fort Lee Borough
BERGEN	Franklin Lakes	Town	Franklin Lakes Borough
BERGEN	Garfield-Lodi	Regional Center	Garfield City Lodi Borough
BERGEN	Glen Rock	Town	Glen Rock Borough
BERGEN	Hackensack	Regional Center	Hackensack City
BERGEN	Hillsdale	Town	Hillsdale Borough
BERGEN	Ho-Ho-Kus	Town	Ho-Ho-Kus Borough
BERGEN	Lyndhurst	Town	Lyndhurst Twp.
BERGEN	Mahwah-Ramsey- Allendale-Upper Saddle River	Regional Center	Allendale Borough Mahwah Twp. Ramsey Borough Upper Saddle River Borough
BERGEN	Montvale-Park Ridge- Woodcliff Lake	Regional Center	Montvale Borough Park Ridge Borough Woodcliff Lake Borough
BERGEN	Oakland	Town	Oakland Borough
BERGEN	Oradell	Town	Oradell Borough
BERGEN	Paramus-Maywood- Rochelle Park	Regional Center	Maywood Borough Paramus Borough Rochelle Park Twp.
BERGEN	Ridgefield Park	Town	Ridgefield Park Village
BERGEN	Ridgewood	Regional Center	Ridgewood Village
BERGEN	River Edge	Town	River Edge Borough

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
BERGEN	Rutherford-Carlstadt- East Rutherford-Wallington- Wood-Ridge	Regional Center	Carlstadt Borough East Rutherford Borough Rutherford Borough Wallington Borough Wood-Ridge Borough
BERGEN	Teaneck	Regional Center	Teaneck Twp.
BERGEN	Teterboro	Town	Teterboro Borough
BERGEN	Waldwick	Town	Waldwick Borough
BERGEN	Westwood	Town	Westwood Borough
BURLINGTON	Cookstown	Village	North Hanover Twp.
BURLINGTON	Crystal Lake	Village	Bordentown Twp. Mansfield Twp.
BURLINGTON	Fieldsboro	Town	Fieldsboro Borough
BURLINGTON	Moorestown	Town	Moorestown Twp.
CAMDEN	Berlin	Town	Berlin Borough Berlin Twp.
CAMDEN	Blackwood	Town	Gloucester Twp.
CAMDEN	Brooklawn	Town	Brooklawn Borough
CAMDEN	Cherry Hill	Regional Center	Cherry Hill Twp.
CAMDEN	Chews Landing	Village	Gloucester Twp.
CAMDEN	Collingswood	Town	Collingswood Borough
CAMDEN	Gibbsboro	Town	Gibbsboro Borough
CAMDEN	Glendora	Village	Gloucester Twp.
CAMDEN	Haddonfield	Town	Haddonfield Borough
CAMDEN	Lindenwold	Regional Center	Lindenwold Borough
CAMDEN	Pine Hill	Town	Pine Hill Borough
CAMDEN	Sicklerville	Town	Gloucester Twp. Winslow Twp.
ESSEX	Montclair	Regional Center	Montclair Twp.
GLOUCESTER	Clarksboro	Village	East Greenwich Twp.
GLOUCESTER	Clayton	Town	Clayton Borough
GLOUCESTER	Cross Keys	Village	Monroe Twp.
GLOUCESTER	Elk	Regional Center	Elk Twp.
GLOUCESTER	Fairview	Village	Washington Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
GLOUCESTER	Franklinville	Village	Franklin Twp.
GLOUCESTER	Gibbstown	Village	Greenwich Twp.
GLOUCESTER	Glassboro	Town	Glassboro Borough
GLOUCESTER	Malaga	Village	Franklin Twp.
GLOUCESTER	Mickleton	Village	East Greenwich Twp.
GLOUCESTER	Mount Royal	Village	East Greenwich Twp.
GLOUCESTER	Mullica Hill	Village	Harrison Twp.
GLOUCESTER	Newfield	Village	Newfield Borough
GLOUCESTER	Paulsboro	Village	Paulsboro Borough
GLOUCESTER	Pitman	Town	Pitman Borough
GLOUCESTER	Route 623	Hamlet	Harrison Twp.
GLOUCESTER	Wenonah	Village	Wenonah Borough
GLOUCESTER	Westville	Town	Westville Borough
GLOUCESTER	Williamstown	Town	Monroe Twp.
HUNTERDON	Baptistown	Hamlet	Kingwood Twp.
HUNTERDON	Barbertown	Hamlet	Kingwood Twp.
HUNTERDON	Califon	Village	Califon Borough
HUNTERDON	Cherryville	Hamlet	Franklin Twp.
HUNTERDON	Clover Hill	Hamlet	Raritan Twp.
HUNTERDON	Cokesbury	Hamlet	Tewksbury Twp.
HUNTERDON	Croton	Hamlet	Raritan Twp.
HUNTERDON	Everittstown	Hamlet	Alexandria Twp.
HUNTERDON	Frenchtown	Village	Frenchtown Borough
HUNTERDON	Glen Gardner	Village	Glen Gardner Borough
HUNTERDON	Hampton	Village	Hampton Borough
HUNTERDON	High Bridge	Town	High Bridge Borough
HUNTERDON	Jutland	Hamlet	Union Twp.
HUNTERDON	Linvale	Hamlet	East Amwell Twp.
HUNTERDON	Little York	Hamlet	Alexandria Twp.
HUNTERDON	Milford	Town	Milford Borough
HUNTERDON	Mount Pleasant	Hamlet	Alexandria Twp.
HUNTERDON	Mountainville	Hamlet	Tewksbury Twp.
HUNTERDON	Norton	Hamlet	Union Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
HUNTERDON	Oldwick	Village	Tewksbury Twp.
HUNTERDON	Pattenburg	Hamlet	Union Twp.
HUNTERDON	Pittstown	Village	Franklin Twp.
HUNTERDON	Potterstown	Hamlet	Readington Twp.
HUNTERDON	Pottersville	Hamlet	Tewksbury Twp.
HUNTERDON	Quakertown	Hamlet	Franklin Twp.
HUNTERDON	Readington	Hamlet	Readington Twp.
HUNTERDON	Reaville	Hamlet	East Amwell Twp.
HUNTERDON	Ringoes	Village	East Amwell Twp.
HUNTERDON	Rocktown	Hamlet	East Amwell Twp.
HUNTERDON	Rosemont	Hamlet	Delaware Twp.
HUNTERDON	Sergeantsville	Village	Delaware Twp.
HUNTERDON	Stanton	Hamlet	Readington Twp.
HUNTERDON	Stockton	Village	Stockton Borough
HUNTERDON	Vernoy	Hamlet	Tewksbury Twp.
HUNTERDON	Wertsville	Hamlet	East Amwell Twp.
HUNTERDON	West Portal	Hamlet	Bethlehem Twp.
HUNTERDON	Whitehouse	Hamlet	Readington Twp.
MERCER	Edinburg	Village	West Windsor Twp.
MERCER	Gordon Simpson Estate	Town	Washington Twp.
MERCER	I-95	Regional Center	Hopewell Twp.
MERCER	Marshalls Corner	Village	Hopewell Twp.
MERCER	NJ Turnpike Exit 7A	Regional Center	Washington Twp.
MERCER	New Sharon	Hamlet	Washington Twp.
MERCER	Route 1-West Windsor	Regional Center	West Windsor Twp.
MERCER	Titusville	Village	Hopewell Twp.
MERCER	Windsor	Village	Washington Twp.
MIDDLESEX	Applegarth	Village	Monroe Twp.
MIDDLESEX	Avenel-Woodbridge	Town	Woodbridge Twp.
MIDDLESEX	Carteret	Town	Carteret Borough
MIDDLESEX	Clara Barton-Amboy Avenue Town Center	Town	Edison Twp.
MIDDLESEX	Colonia-Iselin	Town	Woodbridge Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
MIDDLESEX	Cranbury Station	Hamlet	Cranbury Twp.
MIDDLESEX	Fords	Town	Woodbridge Twp.
MIDDLESEX	Gravel Hill	Hamlet	Monroe Twp.
MIDDLESEX	Helmetta	Village	Helmetta Borough
MIDDLESEX	Highland Park	Town	Highland Park Borough
MIDDLESEX	Kendall Park	Town	South Brunswick Twp.
MIDDLESEX	Laurence Harbor	Town	Old Bridge Twp.
MIDDLESEX	Matchaponix	Hamlet	Monroe Twp.
MIDDLESEX	Metropark- Woodbridge Center	Regional Center	Edison Twp. Woodbridge Twp.
MIDDLESEX	Morgan	Town	Sayreville Borough
MIDDLESEX	Mounts Mills	Hamlet	Monroe Twp.
MIDDLESEX	NJ Turnpike Interchange 8A	Regional Center	Monroe Twp. South Brunswick Twp.
MIDDLESEX	NJ Turnpike Interchange 9-Route 18	Regional Center	East Brunswick Twp.
MIDDLESEX	North Central Monroe	Town	Monroe Twp.
MIDDLESEX	North Edison	Town	Edison Twp.
MIDDLESEX	Perth Amboy	Regional Center	Perth Amboy City
MIDDLESEX	Raritan Center	Regional Center	Edison Twp. Woodbridge Twp.
MIDDLESEX	Route 1-North Brunswick	Town	North Brunswick Twp.
MIDDLESEX	Route 33	Town	Monroe Twp.
MIDDLESEX	Route 130 Corridor	Town	North Brunswick Twp.
MIDDLESEX	Sayreville	Town	Sayreville Borough
MIDDLESEX	Sewaren	Town	Woodbridge Twp.
MIDDLESEX	South Amboy	Town	South Amboy City
MIDDLESEX	South Plainfield	Town	South Plainfield Borough
MIDDLESEX	South River	Town	South River Borough
MIDDLESEX	Spotswood	Town	Spotswood Borough
MIDDLESEX	Tracy	Hamlet	Monroe Twp.
MONMOUTH	Aberdeen	Town	Aberdeen Twp.
MONMOUTH	Adelphia	Hamlet	Howell Twp.
MONMOUTH	Asbury Park	Regional Center	Asbury Park City

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
MONMOUTH	Campbells Junction	Village	Middletown Twp.
MONMOUTH	Eatontown	Regional Center	Eatontown Borough
MONMOUTH	Farmingdale	Town	Farmingdale Borough
MONMOUTH	Hance Park	Village	Tinton Falls Borough
MONMOUTH	Hazlet	Town	Hazlet Borough
MONMOUTH	Highlands	Town	Highlands Borough
MONMOUTH	Holmdel	Village	Holmdel Twp.
MONMOUTH	Imlaystown	Hamlet	Upper Freehold Twp.
MONMOUTH	Keansburg	Town	Keansburg Borough
MONMOUTH	Keyport	Town	Keyport Borough
MONMOUTH	Leonardo	Village	Middletown Twp.
MONMOUTH	Lincroft	Village	Middletown Twp.
MONMOUTH	Marlboro	Village	Marlboro Twp.
MONMOUTH	Matawan	Town	Matawan Borough
MONMOUTH	New Canton	Village	Upper Freehold Twp. (Monmouth Co.) Washington Twp. (Mercer Co.)
MONMOUTH	North Middletown	Village	Middletown Twp.
MONMOUTH	Reevytown	Village	Tinton Falls Twp.
MONMOUTH	Roosevelt	Village	Roosevelt Borough
MONMOUTH	Route 35 and Kings Highway Town Center	Town	Middletown Twp.
MONMOUTH	Union Beach	Town	Union Beach Borough
MORRIS	Beach Glen	Village	Rockaway Twp.
MORRIS	Berkshire Valley	Village	Jefferson Twp.
MORRIS	Budd Lake	Village	Mount Olive Twp.
MORRIS	Butler	Town	Butler Borough
MORRIS	Chatham	Town	Chatham Twp.
MORRIS	Chester	Town	Chester Borough
MORRIS	Denville	Town	Denville Twp.
MORRIS	Flanders	Village	Mount Olive Twp.
MORRIS	Gillette	Village	Long Hill Twp.
MORRIS	Green Pond	Village	Rockaway Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
MORRIS	Green Village	Village	Chatham Twp.
MORRIS	Hibernia	Village	Rockaway Twp.
MORRIS	Ironia	Hamlet	Randolph Twp.
MORRIS	Lake Telemark	Village	Rockaway Twp.
MORRIS	Long Valley	Village	Washington Twp.
MORRIS	Madison	Town	Madison Borough
MORRIS	Marcella	Village	Rockaway Twp.
MORRIS	Meriden	Village	Rockaway Twp.
MORRIS	Meyersville	Hamlet	Long Hill Twp.
MORRIS	Millington	Village	Long Hill Twp.
MORRIS	Pequannock	Town	Pequannock Twp.
MORRIS	Pompton Plains	Town	Pequannock Twp.
MORRIS	Randolph	Regional Center	Randolph Twp.
MORRIS	Rockaway Town Square	Regional Center	Rockaway Twp.
MORRIS	Route 206-Cooper Lane	Village	Chester Twp.
MORRIS	Stirling	Village	Long Hill Twp.
OCEAN	Barneгат	Village	Barneгат Twp.
OCEAN	Barneгат Light	Town	Barneгат Light Borough
OCEAN	Bay Head	Town	Bay Head Borough
OCEAN	Beach Haven	Town	Beach Haven Borough Long Beach Twp.
OCEAN	Cassville	Village	Jackson Twp.
OCEAN	Cedar Bonnet Island	Hamlet	Stafford Twp.
OCEAN	Cedar Run	Village	Stafford Twp.
OCEAN	Harvey Cedars	Town	Harvey Cedars Borough
OCEAN	Holmansville	Hamlet	Jackson Twp.
OCEAN	Island Heights	Town	Island Heights Borough
OCEAN	Jackson	Regional Center	Jackson Twp.
OCEAN	Jackson-Great Adventure	Regional Center	Jackson Twp.
OCEAN	Lakehurst	Town	Lakehurst Borough
OCEAN	Lakewood	Regional Center	Lakewood Twp.
OCEAN	Lavallette	Town	Lavallette Borough
OCEAN	Long Beach	Town	Long Beach Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
OCEAN	Long Swamp	Hamlet	Plumsted Twp.
OCEAN	Manchester	Regional Center	Manchester Twp.
OCEAN	Mantoloking	Town	Mantoloking Borough
OCEAN	Marshall's Corner	Hamlet	Plumsted Twp.
OCEAN	Mayetta	Hamlet	Stafford Twp.
OCEAN	Ocean Gate	Town	Ocean Gate Borough
OCEAN	Point Pleasant	Town	Point Pleasant Borough
OCEAN	Point Pleasant Beach	Town	Point Pleasant Beach Borough
OCEAN	Route 528 Jackson	Hamlet	Jackson Twp.
OCEAN	Route 528 Plumsted	Village	Plumsted Twp.
OCEAN	Route 539 and 537	Village	Plumsted Twp.
OCEAN	Seaside Park	Town	Seaside Park Borough
OCEAN	Ship Bottom	Town	Ship Bottom Borough
OCEAN	Stafford Forge	Village	Stafford Twp.
OCEAN	Surf City	Town	Surf City Borough
OCEAN	Van Hiseville	Hamlet	Jackson Twp.
PASSAIC	Clifton	Regional Center	Clifton City
PASSAIC	Glenwild Lake	Hamlet	Bloomingtondale Borough
PASSAIC	Hawthorne	Town	Hawthorne Borough
PASSAIC	Lake losco	Hamlet	Bloomingtondale Borough
PASSAIC	Lake Kampfe	Hamlet	Bloomingtondale Borough
PASSAIC	Little Falls	Town	Little Falls Twp.
PASSAIC	Pompton Lakes	Town	Pompton Lakes Borough
PASSAIC	Upper Ringwood	Village	Ringwood Borough
PASSAIC	Wayne	Regional Center	Wayne Twp.
SALEM	Penns Grove	Town	Penns Grove Borough Carneys Point Twp.
SALEM	Pennsville	Town	Pennsville Twp.
SALEM	Perkintown/I-295	Village	Oldmans Twp.
SALEM	Route 540	Village	Mannington Twp.
SALEM	Route 657	Village	Mannington Twp.
SALEM	US 40	Village	Pittsgrove Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
SOMERSET	Basking Ridge-Lyons	Town	Bernards Twp.
SOMERSET	Belle Mead	Hamlet	Montgomery Twp.
SOMERSET	Blawenburg	Hamlet	Montgomery Twp.
SOMERSET	Centerville	Hamlet	Branchburg Twp.
SOMERSET	East Millstone	Village	Franklin Twp.
SOMERSET	Franklin Park	Village	Franklin Twp.
SOMERSET	Griggstown	Hamlet	Franklin Twp.
SOMERSET	Harlingen	Hamlet	Montgomery Twp.
SOMERSET	Hillsborough Village Square	Village	Hillsborough Twp.
SOMERSET	Liberty Corner	Village	Bernards Twp.
SOMERSET	Middlebush	Village	Franklin Twp.
SOMERSET	Millstone	Village	Millstone Borough
SOMERSET	Neshanic Station	Village	Branchburg Twp.
SOMERSET	North Branch	Village	Branchburg Twp.
SOMERSET	Pike Run	Village	Montgomery Twp.
SOMERSET	Skillman	Hamlet	Montgomery Twp.
SOMERSET	Somerset	Town	Franklin Twp.
SOMERSET	Zarephath	Hamlet	Franklin Twp.
SOMERSET	Zion	Hamlet	Hillsborough Twp. Montgomery Twp.
SUSSEX	Barry Lakes	Village	Vernon Twp.
SUSSEX	Beemerville	Hamlet	Wantage Twp.
SUSSEX	Cliffwood Lake	Village	Vernon Twp.
SUSSEX	Colesville	Hamlet	Wantage Twp.
SUSSEX	Drew Lakes	Village	Vernon Twp.
SUSSEX	Glenwood	Village	Vernon Twp.
SUSSEX	Greendell	Hamlet	Green Twp.
SUSSEX	High Breeze	Hamlet	Vernon Twp.
SUSSEX	Highland Lakes	Village	Vernon Twp.
SUSSEX	Lafayette	Village	Lafayette Twp.
SUSSEX	Lake Conway	Hamlet	Vernon Twp.
SUSSEX	Lake Glenwood	Hamlet	Vernon Twp.
SUSSEX	Lake Panorama	Village	Vernon Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
SUSSEX	Lake Tranquility	Village	Green Twp.
SUSSEX	Lake Wallkill	Hamlet	Vernon Twp.
SUSSEX	Middleville	Hamlet	Stillwater Twp.
SUSSEX	Pleasant Valley Lake	Village	Vernon Twp.
SUSSEX	Quarryville	Hamlet	Wantage Twp.
SUSSEX	Stillwater	Village	Stillwater Twp.
SUSSEX	Sussex Hills	Village	Sparta Twp.
SUSSEX	Swartswood	Village	Stillwater Twp.
SUSSEX	Tranquility	Hamlet	Green Twp.
SUSSEX	Vernon Valley Lake	Village	Vernon Twp.
UNION	Cranford	Regional Center	Cranford Twp.
UNION	Fanwood	Town	Fanwood Borough
UNION	Garwood	Town	Garwood Borough
UNION	Linden	Regional Center	Linden City
UNION	Plainfield	Regional Center	Plainfield City
UNION	Rahway	Regional Center	Rahway City
UNION	Roselle Park	Town	Roselle Park Borough
UNION	Springfield	Town	Springfield Twp.
UNION	Summit	Regional Center	Summit City
UNION	Union	Regional Center	Union Twp.
UNION	Westfield	Regional Center	Westfield Town
WARREN	Anderson	Village	Mansfield Twp.
WARREN	Asbury	Village	Franklin Twp.
WARREN	Beattystown	Hamlet	Mansfield Twp.
WARREN	Blairstown	Village	Blairstown Twp.
WARREN	Brainards	Hamlet	Harmony Twp.
WARREN	Bridgeville	Hamlet	White Twp.
WARREN	Broadway	Village	Franklin Twp.
WARREN	Buttville	Hamlet	White Twp.
WARREN	Carpentersville	Hamlet	Pohatcong Twp.
WARREN	Changewater	Hamlet	Washington Twp.
WARREN	Columbia	Village	Knowlton Twp.
WARREN	Delaware	Village	Knowlton Twp.

Identified Centers (continued)

COUNTY	CENTER	TYPE	MUNICIPALITY(IES)
WARREN	Finesville	Hamlet	Pohatcong Twp.
WARREN	Foul Rift	Hamlet	White Twp.
WARREN	Great Meadows	Hamlet	Independence Twp.
WARREN	Hainesburg	Hamlet	Knowlton Twp.
WARREN	Harmony	Village	Harmony Twp.
WARREN	Harmony Station	Hamlet	Harmony Twp.
WARREN	Hutchinson	Hamlet	Harmony Twp.
WARREN	Johnsonburg	Village	Frelinghuysen Twp.
WARREN	Karrsville	Hamlet	Mansfield Twp.
WARREN	Lake Susquehanna	Hamlet	Blairstown Twp.
WARREN	Manunkachunk	Hamlet	Knowlton Twp.
WARREN	Marksboro	Hamlet	Frelinghuysen Twp.
WARREN	Mountain Lake	Village	Liberty Twp.
WARREN	New Village	Hamlet	Franklin Twp.
WARREN	Panther Valley	Village	Allamuchy Twp.
WARREN	Port Murray	Village	Mansfield Twp.
WARREN	Riegelsville	Hamlet	Pohatcong Twp.
WARREN	Springtown	Hamlet	Pohatcong Twp.
WARREN	Stewartsville	Hamlet	Greenwich Twp.
WARREN	Townsbury	Hamlet	Liberty Twp.
WARREN	Vienna	Hamlet	Independence Twp.
WARREN	Walnut Valley	Hamlet	Blairstown Twp.
WARREN	Warren Glen	Hamlet	Pohatcong Twp.

C. PUBLICATIONS LIST

This section contains publications of the Office of State Planning. Publications listed as Technical Reference Documents were prepared by consultants or staff to inform deliberations of the State Planning Commission. Technical Reference Documents do not represent policies or other provisions of the adopted State Development and Redevelopment Plan or State Planning Rules.

Publications can be ordered on-line on the Internet World Wide Web at www.njsmartgrowth.com/osppubs.htm. A number of publications are directly available on-line for review. Additional public information materials including newsletters, brochures and videos are also available. Out-of-print documents are available for inspection at the Office of State Planning.

- 1 State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.).
- 2 New Jersey Land Use Planning, A Survey of Public Opinion, Vol. I: Analytical Report. The Gallup Organization, January 1987. (Technical Reference Document) (Out of print)
- 3 New Jersey Land Use Planning, A Survey of Public Opinion, Vol. II: Tabular Report. The Gallup Organization, January 1987. (Technical Reference Document) (Out of print)
- 4 New Jersey Land Use Planning, A Survey of Public Opinion, Vol. III: Supplemental Report. The Gallup Organization, January 1987. (Technical Reference Document) (Out of print)
- 5 Report on New Jersey Council on Affordable Housing. Siemon, Larsen, Mattlin & Purdy, January 1987. (Technical Reference Document)
- 6 Report on Regional Planning in New Jersey. Siemon, Larsen, Mattlin & Purdy, January 1987. (Technical Reference Document)
- 7 The State Planning Process in New Jersey. Siemon, Larsen, Mattlin & Purdy, January 1987. (Technical Reference Document)
- 8 Statewide Growth Management Programs in Other States. Siemon, Larsen, Mattlin & Purdy, January 1987. (Technical Reference Document)
- 9 Summary of Public Opinion Poll Conducted December 5-14, 1986. New Jersey Office of State Planning, January 1987. (Technical Reference Document)
- 10 Growth Management Approaches Report for the New Jersey State Development and Redevelopment Plan. Freilich, Leitner, Carlisle & Shortlidge, February 1987. (Technical Reference Document)
- 11 Trends and Hard Choices: Setting Policy Objectives for New Jersey's Future. New Jersey Office of State Planning, 1987. (Technical Reference Document)
- 12 By-Laws of the State Planning Commission. New Jersey State Planning Commission, March 1987.
- 13 Environment Management Standards. Siemon, Larsen, Mattlin & Purdy, April 1987. (Technical Reference Document)
- 14 Implementation Report. Freilich, Leitner, Carlisle & Shortlidge, April 1987. (Technical Reference Document)
- 15 Infrastructure Needs Assessment. Hammer, Siler, George Associates, May 1987. (Technical Reference Document)
- 16 Technical Memoranda on Past Growth, Existing Conditions and Growth Projections. Hammer, Siler, George Associates, May 1987. (Technical Reference Document)
- 17 Comparison of Infrastructure for Alternative Concept Plans for New Jersey. Wallace, Roberts & Todd in consultation with Robert Freilich, June 1987. (Technical Reference Document)
- 18 Delineation and Comparison of Alternative Futures. Wallace, Roberts & Todd in consultation with Robert Freilich, January 1988. (Technical Reference Document)

Publications List (continued)

- 19 The Preliminary Draft Plan: Policies and Standards. Wallace, Roberts & Todd in consultation with Robert Freilich, June 1987. (Technical Reference Document)
- 20 The Tier Concept Applied to New Jersey. Wallace, Roberts & Todd in consultation with Robert Freilich, June 1987. (Technical Reference Document)
- 21 Trends and Patterns of Growth. Wallace, Roberts & Todd in consultation with Robert Freilich, June 1987. (Technical Reference Document)
- 22 Environmental Planning Elements. Rogers, Golden & Halpern, January 1988. (Technical Reference Document)
- 23 Market Trend Perspectives of New Jersey Business and Development Leadership. Hammer, Siler, George Associates, September 1988. (Technical Reference Document)
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D. GLOSSARY

Although these definitions are consistent, to the extent practicable, with state statutes and regulations, they are meant to be used only in the context of the Plan, and are not meant to supersede definitions in such statutes or regulations.

Access Management Plan means a plan showing the design of access for every lot on a given road or highway segment.

Affordable Housing means housing with a sales price or rent within the means of a low- and moderate-income household as defined by the **Council on Affordable Housing**.

Agricultural Development means development that is directly related to agriculture and occurs on a parcel of land where agriculture occurs, including dwellings for individuals and associated households actively engaged in agriculture on the site.

Agricultural Management Practices means those farming techniques recommended by the **State Agriculture Development Committee** and includes but is not limited to practices for the following purposes:

1. the production of agricultural and horticultural crops, trees and forest products, livestock, and poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping;
2. the processing and packaging of the agricultural output of the farm;
3. the wholesale and retail marketing of the agricultural output of the farm and related products that contribute to farm income;
4. the replenishment of soil nutrients;
5. the control of pests, predators and diseases of plants and animals;
6. the clearing of woodlands, the installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetlands areas; and
7. the on-site disposal of organic agricultural wastes.

Agriculture means farming in all its branches and including:

1. the cultivation and tillage of the soil;
2. the production, cultivation, growing, and harvesting of any agricultural, viticultural or horticultural commodities;
3. the raising and/or the breeding of livestock including but not limited to dairy and beef cattle, sheep, goats, fur-bearing animals, companion animals, poultry and swine;
4. the breeding, boarding, raising or training of equine;
5. the commercial harvesting, production and processing of fish and shellfish, including aquaculture and marine production;
6. the commercial production of bees and apiary products;
7. the production of nursery, sod, floriculture and forest products; and
8. the harvesting, storage, grading, packaging, processing, distribution, and sale of such commodities where such activities occur at the point of production.

Aquaculture means the propagation, rearing and subsequent harvesting of aquatic organisms with the need for an approximate source of water in controlled or selected environments, and the subsequent processing, packing and marketing.

Aquatic Organism means and includes, but need not be limited to, finfish, mollusks, crustaceans, and aquatic plants.

Glossary (continued)

- Aquifer** means a subsurface geological formation which produces water to wells or other surface waters.
- Aquifer Recharge Area** means the surface area (land or water) through which an aquifer is replenished. (See **Prime Aquifer Recharge Area** and **Locally Important Aquifer Recharge Area**)
- Arterial Highway** means a highway designed for high-speed travel between or within communities or to and from collectors and expressways. These highways provide mobility as a primary function and access as a secondary function.
- Barren Land** means land covered by thin soil, sand or rocks, with little or no vegetation, in a non-urban setting. It may be natural or the result of human activities such as mining. It is a category of land cover used by the U.S. Geological Survey.
- Best Management Practices (BMPs)** means schedules of activities, prohibition of practices, maintenance procedures, and other management practices to prevent or reduce nonpoint source pollution.
- Big Box** means a large industrial-style building with a footprint of up to 200,000 square feet and the mass of a three-story (30+ feet) building, generally used for retail commercial purposes.
- Biodiversity** means the variety of biological species within ecosystems together with the genetic variation within each species. (See **Critical Habitat**)
- Biosphere** means the part of the earth's crust, water and atmosphere where living organisms can exist.
- Brownfields** means any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of contaminants. (See **Greenfields**)
- Build-out Analysis** means an estimation of the projected population, employment and types and sizes of land uses in an area, generally a municipality or county, when it has been fully developed in accordance with the zoning ordinance and other applicable regulations and planned investments. It may include such things as the physical appearance of the area and the demand for utilities and services, and can be based on simple projections or sophisticated modeling.
- CAFRA** means the Coastal Area Facility Review Act (*N.J.S.A. 13:19-4*).
- Capacity Analysis** means determining and evaluating the capacity of natural, infrastructure, social and fiscal systems to define the **Carrying Capacity** for existing development and future growth of a community or Region.
- Capacity-based Planning** means a planning process that incorporates **Capacity Analysis**, including the secondary and **Cumulative Impacts** of existing development and future growth.
- Capacity Expansion** means any change to or addition of a **Capital Facility** or **Land Asset** that results in the ability of the Capital Facility or Land Asset to provide a greater volume of service or a higher level (quality) of service. This does not include the repair, maintenance, or restoration that returns a Capital Facility to its original, physical design dimensions.
- Capital Facility** means any **Capital Improvement** constructed or erected for occupancy, use or ornamentation that requires permanent location on, below or above the ground, or an addition to an existing capital structure having a permanent location on or below the ground, as well as real property on which that improvement is located.
- Capital Improvement** means any structure, fixture, edifice, byway, parking lot, service facility and any other **Capital Facility**.

Glossary (continued)

Capital Plan means a schedule or timetable to plan, design, construct and maintain **Capital Improvements** to be carried out during a specific time period and listed in order or priority, together with cost estimates and the anticipated means and sources of financing each project.

Carbon Monoxide Hot Spots means local violations of **National Ambient Air Quality Standards** and state standards for carbon monoxide.

Carrying Capacity means the optimum demand for system sustainability or the maximum demand a system can support without serious compromise or collapse.

Cartway means the actual road surface area from curblines to curblines which may include travel lanes, parking lanes and deceleration and acceleration lanes. Where there are no curbs, the cartway is that portion between the edges of the paved, or hard surface, width. See *N.J.A.C. 5:21-1.4*.

Category I Waters means waters designated for protection by the New Jersey Department of Environmental Protection because of their clarity, scenic setting, aesthetic value, exceptional significance for the surrounding ecology, recreational use, water supply or as a fishery resource. See *N.J.A.C. 7:9B-1.15 (c) through (h)*.

Center means a compact form of development with one or more **Cores** and residential neighborhoods. Centers range in scale from an **Urban Center** to a **Regional Center, Town Center, Village** and **Hamlet**. Centers in Fringe, Rural and Environmentally Sensitive Planning Areas must be surrounded by a **Center Boundary** distinguishing the Center from its **Environs**. Centers in Metropolitan and Environmentally Sensitive/Barrier Islands Planning Areas may have a Center Boundary, where Environs exist to be protected. Centers in the Suburban Planning Area are encouraged to have a Center Boundary. **Designated Centers** and **Endorsed Plans** are eligible for priority assistance.

Center Boundary means the line between a **Center** and its **Environs**. The boundary is defined by physical features, such as rivers, roads, or changes in the pattern of development or by open space or farmland.

Chaining with regard to transportation means combining trips, for instance, stopping at the grocery store on the way home from work instead of going home and then going out again. Chaining reduces the number of cold starts for automobiles and enhances the possibilities for retail development around transit stops, as well as for shared parking in many cases and **Center**-like development generally.

Clustering means a **Development** design technique that concentrates buildings on a part of the site to allow the remaining land to be used for agriculture, recreation, common open space, and preservation of environmentally sensitive features.

Coastal Region means the geographic area within the **Coastal Zone** regulated under CAFRA.

Coastal Zone means the geographic area regulated by the New Jersey Department of Environmental Protection Rules on Coastal Resources and Development (*N.J.A.C. 7:7E-1.1 et seq.*). These areas include the Coastal Area under the jurisdiction of the CAFRA (*N.J.S.A. 13:19-1 et seq.*), all other areas now or formerly flowed by the tide, shorelands subject to the Waterfront Development Law (*N.J.S.A. 12:5-3*), regulated wetlands listed at *N.J.A.C. 7A-1.13*, and the **Hackensack Meadowlands Development Commission** District as defined by *N.J.S.A. 13:17-4*.

Combined Sewer means a sewerage system that carries both sanitary **Sewage** and **Stormwater** runoff.

Commercial-manufacturing Node means a significant concentration of commercial, light manufacturing or warehousing and distribution facilities and activities which are not located in a **Center** and are not organized in a **Compact** form, but could meet performance standards for locating in a Center.

Glossary (continued)

Community Sewage System or **Community Wastewater System** means a community sanitary sewage system including collection, treatment, and disposal facilities in public or appropriate private ownership, serving a part or all of a single **Center** or municipality. It is intermediate in scale between a **Regional Sewage System** and an Individual Wastewater Treatment System.

Compact means a pattern of land development with sufficient density of development and proximity between uses and activities to encourage pedestrian movement and efficient provision of public facilities and services.

Comprehensive Plan means a document, including maps, to guide all aspects of development and preservation in a coordinated way for a given jurisdiction. It includes an inventory and analysis of current conditions in and around the area and plans and policies to guide future actions. (See **Capital Plan**)

Comprehensive Planning means the continuous process of preparing, modifying or updating a comprehensive plan.

Consensus means a level of general agreement that has been reached by a forum in which all members of the group had an opportunity to participate. Consensus does not necessarily imply unanimity.

Consistency or **Consistent** means that a municipal, county or regional plan or regulation, or provisions therein, is substantially the same as or has the same effect as the comparable provisions in the State Plan.

Core means a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality or a **Center**, generally including housing and access to public transportation.

Cost Burdened Household means a household that spends 30 percent or more of its income on housing.

Council on Affordable Housing (COAH) means a state agency, created by the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301 et seq.), to assess the need for low- and moderate-income housing in New Jersey, and to oversee municipal responses to meet that need. (See **Low Income Household** and **Moderate Income Household**)

County Agricultural Development Board (CADB) means, a county board responsible for developing and adopting local agricultural retention and development programs to encourage the agricultural business climate and the preservation of agricultural land in the county (pursuant to N.J.S.A. 4:1C-1 et seq.). 16 counties have CADBs.

Critical Environmental Site (CES) means an area of generally less than one square mile which includes one or more **Environmentally Sensitive Features** and is recognized by the State Planning Commission.

Critical Habitat means areas that are critical to maintaining New Jersey's **Biodiversity**, including those containing:

1. habitats of **Endangered or Threatened Species** of plant or animals, as determined by the New Jersey Department of Environmental Protection (DEP) and the U.S. Environmental Protection Agency;
2. **Pristine Waters** designated by DEP as **Category I Waters** and their watersheds within and above their pristine water segment, and **Trout Production** and **Trout Maintenance** waters and their **Watersheds**, as designated by DEP (N.J.A.C. 7:9 et seq.);
3. coastal and freshwater wetlands as defined by DEP (N.J.A.C. 7:7A-1.4 and N.J.A.C. 7:7E-3.27);
4. prime forested areas, including mature stands of native species;
5. ridgelines, gorges and ravines;

Glossary (continued)

6. grasslands; and
7. staging areas for migratory species.

Critical Slope Area means an area predominantly characterized by either an average change in elevation greater than 15 percent of the corresponding horizontal distance through the slope (15 percent slope), or by a very high erosion hazard as indicated by an erodability factor “k” of 0.40 or greater as determined by the United States Department of Agriculture, Natural Resources Conservation Service.

Cross-acceptance or **Cross-acceptance Process** means the process of comparing the provisions and maps of municipal, county and regional plans and regulations with the State Plan and the dialogue which occurs among participants during and after this process to achieve consistency among the plans. The three phases of Cross-acceptance are comparison, negotiation and final review. Cross-acceptance is required by the **State Planning Act** and described further in the **State Planning Rule** and in the **Cross-acceptance Manual**.

Cross-acceptance Manual means a document prepared by the Office of State Planning for the purpose of guiding negotiating entities through the **Cross-acceptance Process**.

Cross-acceptance Period means the time between the date of release of the **Preliminary State Plan** by the State Planning Commission and 30 days beyond the last of the 21 public hearings on the State Plan as provided for in the **State Planning Rule**.

Cross-acceptance Report means a written statement submitted by the **Negotiating Entity** to the State Planning Commission describing the findings, recommendations, objections and other information as set forth in the **Cross-acceptance Manual**.

Cumulative Impact means the total **Impact** which results from the impact of the individual action under consideration when added to the impacts of other past, present, and reasonably foreseeable future actions.

Demanufacturing means the process of disassembling products so that working parts can be sold for reuse and other parts can be recycled.

Density means the number of families, individuals, dwelling units, or households per unit of land. (See **Housing Density** and **Population Density**)

Density Transfer means a governmentally enabled development strategy for directing development away from less suitable areas (sending areas) and to areas that are more suitable for development (receiving areas). Density transfers permit the transfer of permitted **Density** or **Development Rights** (as granted by local **Zoning** or other **Development Regulations**) associated with a property in the sending area to a property in the receiving area. The property that sends the development rights is then restricted by a deed restriction, **Easement** or other means from ever using the rights sold.

Designated Center means a **Center** that has been officially recognized as such by the State Planning Commission.

Developable Land means unimproved land exclusive of:

1. public open space;
2. land precluded from development due to deed restrictions; and
3. land deemed undevelopable by state or local regulation of natural features (for example, slopes, wetlands, etc.)

Development means any use, or change in the use of land or the construction of a **Structure**, or of any mining, excavation, landfill or deposition, not including **Redevelopment**.

Development Fees means charges imposed by municipalities on developers as part of the effort to provide **Affordable Housing**, pursuant to 26 N.J.R. 2332 Subchapter 8.

Glossary (continued)

Development Regulation means a **Zoning** ordinance, **Subdivision** ordinance, **Site Plan** ordinance, **Official Map** ordinance or other regulation of any public agency concerning the use, **Development** and **Redevelopment of Land**.

Development Rights means the nature and the extent to which **Land**, including the air space above and subsurface resources, may be developed under **Zoning** and other **Development Regulations**. (See **Land**)

Direct Impacts are the effects which are caused by an action and occur at the same time and place as the action.

Distress (See **Municipalities Experiencing Distress**)

Distribution Center means a concentration of facilities devoted to the storage and shipment of goods.

Easement means a legal conveyance that sets forth certain restrictions or that grants certain rights on the use and development of property, sometimes referred to as a deed restriction. Easements may be purchased from the property owner or donated by the owner to an agency (for example, state, county and municipal governments, some **Environmental Commissions**, charitable organizations and private land trusts, etc.). The holder of an easement agrees to perform periodic inspections and to take legal action, if necessary, to ensure that easement provisions are met. Easements run with the land and are generally granted in perpetuity, but may be of limited term.

Ecological Design means the design of buildings, communities, products and industrial processes in accordance with ecological principles, such as use of renewable energy, material recycling, maintaining **Ecological Integrity** and enhancing **Biodiversity**.

Ecological Integrity means the maintenance of the natural functions and interactions of a community of plant and animal species with its physical environment. (See **Natural Systems**)

Ecosystem means a **Natural System** formed by the interaction of a community of plant and animal species with its physical environment.

Effectiveness means the ability to accomplish a desired goal or effort.

Efficiency means the accomplishment of a job with a minimum expenditure of time, effort and cost.

Endangered and Threatened Species means species of plants or animals which are designated as endangered or threatened by the New Jersey Department of Environmental Protection pursuant to the New Jersey Non-game and Endangered Species Act (*N.J.S.A. 23:2A-1 et seq.*) or by the U.S. Environmental Protection Agency pursuant to the federal Endangered Species Act (16 *U.S.C.A.* 1531-43).

Endorsed Plan means a municipal, county or regional plan which has been approved by the State Planning Commission as a result of finding it consistent with the State Plan.

Environmental Commission means a group established by municipal ordinance under *N.J.S.A. 40:56A* empowered to conduct research and make recommendations on the use of land, water resource management, on open space preservation, air pollution control, solid waste management, soil and landscape protection among other concerns. Environmental Commissions are also required to collect and maintain information on open space and various resources for use in the municipal **Master Plan** and in planning **Development**.

Environmental Resource Inventory (ERI) means a description and analysis of natural resources and systems, including environmental problems, generally prepared by an **Environmental Commission** for use in the comprehensive planning of a municipality or county, to be applied in **Capacity-based Planning** and to aid in review of development applications. Sometimes known as a Natural Resource Inventory (NRI).

Glossary (continued)

Environmentally Sensitive Feature means a natural attribute or characteristic whose function as part of a Natural System or landscape is considered integral or important. For example, a coastal dune and beach system is an environmentally sensitive feature, as is an area of **Critical Habitat** or a **Stream Corridor**. Environmentally sensitive features are the criteria for mapping the Rural/Environmentally Sensitive Planning Area, the Environmentally Sensitive Planning Area, the Environmentally Sensitive/Barrier Islands Planning Area, and **Critical Environmental Sites**. Environmentally sensitive features of statewide or regional significance may also be a part of the criteria for identification of a **Special Resource Area**.

Environs means the area outside the **Center Boundaries**.

Existing Sewer Service Area means an area that is currently served by a regional or Community Sewage System. (See **Community Sewage System**, **Planned Sewer Service Area**, and **Regional Sewage System**)

Externality means a cost or benefit that is not included in the price of a good. For example, the cost of air pollution to society is not included in the price of the goods and services that create the air pollution.

Fair Share Plan means that plan or proposal, in a form that may readily be converted into an ordinance, by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet the low and moderate income housing need of its region, and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in sections 9 and 14 of the Fair Housing Act, and as further described and defined in *N.J.A.C. 5:93*.

Farmland Preservation Program means a voluntary program as defined in the Agriculture Retention and Development Act (*N.J.S.A. 4:1C-11 et seq.*) "which has as its principal purpose the long-term preservation of significant masses of reasonably contiguous agricultural land within agricultural development areas...and the maintenance and support of increased agricultural production as the first priority of that land," including programs for the purchase of development rights, easements and deed restrictions and programs for financial assistance subject to approval by the **State Agriculture Development Committee**.

Flood Hazard Area means the area within a **Flood Plain** subject to flooding from a storm with a frequency of recurrence of once or more per 100 years, together with an additional area established by regulation by the Department of Environmental Protection.

Flood Plain means the channel and the area adjoining the channel of a stream or river which has been or may be covered by flood water.

Floor Area Ratio (FAR) means the gross floor area of all buildings on a lot divided by the lot area.

Full Cost Accounting means accounting which includes **Externalities** and covers the full **Life-cycle Cost** of the system or item being costed out.

Fully Developed means areas where nearly all **Development** opportunities consist of **Redevelopment**.

Functional Integrity means the ability of a system to continue to operate as a viable whole without excessive outside support. (See **Carrying Capacity**)

Functional Plan or **Functional Master Plan** means a plan prepared by a state or regional agency, county, municipality, or other public entity to specify and coordinate the provision of one or more Infrastructure Systems or programs and related services. (See **Infrastructure**)

Glossary (continued)

Gateway means a major entrance or point of access into a neighborhood, district, community or **Region**. Gateways are often defined or reinforced by gateway features, which emphasize the transition and create a sense of arrival and departure. Gateway features are often vertical elements and can be manmade—such as taller buildings, pylons or arches—or natural, such as a river gorge or a valley.

General Plan means a **Comprehensive Plan**.

Geographic Information System (GIS) means a computerized system, for the storage, management, analysis and retrieval of geographically referenced information and associated tabular or attribute data.

Goal means a desired state of affairs towards which planned effort is directed.

Gray Infrastructure means the capital assets conventionally referred to as **Infrastructure**, including roads, **Wastewater** treatment facilities and schools.

Green Business means a business, such as **Remanufacturing** and **Demufacturing**, that uses raw materials from renewable sources, including recycled materials, generates minimal emissions through the use of renewable energy resources, and produces products that are either environmentally benign or that mitigate specific environmental problems

Green Infrastructure means the natural resources and systems including trees, streams, open space and other **Land Assets**, which form part of the foundation for community development.

Greenbelt means an area of open land defining the edge of a developed area or **Center Boundary** and used as a buffer between land uses, to mark the edge of a developed area or to preserve land for the long-term future. It may be cultivated or maintained in a natural state.

Greenfields means raw land that requires **Infrastructure** before it can be developed. (See **Brownfields**)

Greenway means a region wide linear corridor of permanently preserved public and private land linking the state's urban, suburban and rural areas, public recreation areas or environmentally sensitive areas. Parts of greenways are established as scenic and recreational open space, but parts are also set aside for farming, wildlife habitat and other non-recreational uses. Trails often coincide with greenways, but parts of greenways may not permit through public access and not all **Trails** are part of regional systems. A **Greenbelt** may function as part of a greenway or vice versa.

Growth Management means the conscious public effort to induce, restrain, or accommodate **Development** and **Redevelopment** in any geographic setting and at any governmental level. Growth management systems provide a means for government to establish comprehensive goals and objectives designed to address the problems of growth through an integrated system of administrative, financial and regulatory programs.

Habitat means the native environment of an animal or plant; the kind of place that is natural for the life and growth of an animal or plant.

Hackensack Meadowlands Development Commission (HMDC) means a state agency created by the Hackensack Meadowlands Reclamation and Development Act (*N.J.S.A. 13:17-1, et. seq., L. 1968, c. 404*) to oversee the growth and development of 21,000 acres of Hackensack River meadows in 14 municipalities in the region, to protect the delicate balance of nature, and to continue to use the meadows to meet the region's solid waste needs. The name was changed to the New Jersey Meadowlands Commission in August 2001.

Glossary (continued)

Hamlet means a small-scale, compact residential settlement with one or more community-related functions that accommodates **Development** in a more compact form than might occur otherwise in scattered **Clusters** and single tract, standard design **Subdivisions** on nearby individual tracts of land.

Headwaters means all first order streams that are delineated as a blue line on a 1:24000 7.5 minute U.S. Geologic Survey quad map; up to and including their point of origin, such as seeps and springs along with their adjoining riparian corridors.

Heat Island means the area of increased temperatures (and sometimes increased wind turbulence) that is formed over cities and other highly developed areas.

Heavy Industry-Transportation-Utility Node means heavy industry (for example, petrochemical), transportation (for example, airports, seaports and railyards), or utility facilities and activities that meet a regional need and that as a result of their vast scale or given the nature of their activities cannot meet acceptable performance standards for locating in **Centers**.

Highlands Millennium Legacy Trail means the long distance hiking trail connecting the Delaware and Hudson rivers traversing the Highlands Physiographic Province selected by the Millennium Trails program as the New Jersey trail which exemplifies the state's past and future. The Highlands Millennium Legacy Trail is maintained by the New York-New Jersey Trail Conference.

Historic and Cultural Site (HCS) means a site of generally less than one square mile which includes features or characteristics that have inherent cultural, historic or aesthetic significance of local, regional or statewide importance. Such features include, but are not limited to: **Greenways** and **Trails**, dedicated open space, **Historic Sites** and **Historic Districts**, archaeological sites, **Scenic Corridors**, and natural landscapes of exceptional aesthetic or cultural value, and is recognized by the State Planning Commission.

Historic Corridor means a right-of-way or an area comprising one or more landmarks, **Historic Sites**, or a **Historic District**.

Historic District means one or more **Historic Sites** and intervening or surrounding property united historically or aesthetically by plan or physical development. A Historic District may also comprise individual elements separated geographically but linked by association or history significantly affecting or affected by the quality and character of the historic site or sites.

Historic Site means any real property, manmade structure, natural object or configuration or any portion or group of the foregoing formally designated by the state, county or municipality or documented as being of historical, archaeological, cultural, pre-historic or architectural significance.

HMDC means the **Hackensack Meadowlands Development Commission**.

HMFA means the Housing and Mortgage and Finance Agency (N.J.S.A. 55:14K-1, et seq.) created to stimulate the development of affordable housing in the state, particularly for New Jersey residents of low and moderate income.

Housing Density means the total number of dwelling units per total area of land, excluding water bodies. (See **Intensity**)

Human Scale means the relationship between the dimensions of a building, **Structure**, street, open space or streetscape element and the average dimensions of the human body.

Identified Center means a place identified during **Cross-acceptance** as having the attributes of a potential **Center**.

Glossary (continued)

- Impact** means the effects of an action on particular resources or conditions. It includes **Cumulative Impact**, **Direct Impact** and **Indirect Impact**.
- Impact Assessment** means the assessment of the economic, environmental, **Infrastructure**, community life, and intergovernmental coordination impacts of the **Interim Plan**, as required by the State Planning Act.
- Impact Fees** means charges levied by local governments on new development to generate revenue for **Infrastructure** necessitated by the new **Development**, particularly roads, **Wastewater** collection and treatment, water supply and **Stormwater Management**.
- Impervious Surface** means a surface that prevents water from seeping down into soil and subsurface layers.
- Indicator** means data associated with some goal or policy which is looked at over some period of time to see if it suggests a trend.
- Indirect Impacts** means effects which are caused by the action and are later in time or farther removed in distance, but are still reasonably foreseeable. These may include growth inducing effects and related changes in the pattern of land use, population density or growth rate.
- Individual On-site Wastewater Systems** or **Individual Sewage System** means an individual subsurface sewage disposal system for the disposal of **Sewage** into the ground. It is designed to retain most of the solids in a septic tank, and to discharge the liquid portion to a disposal bed for treatment by natural processes and eventual release to ground water. (See **Community Sewage System**)
- Infill Development** means the **Development** of new housing or other buildings on scattered vacant sites in a built up area.
- Infrastructure** means those **Capital Facilities** and **Land Assets** under public ownership, or operated or maintained for public benefit, that are necessary to support **Development** and **Redevelopment** and to protect public health, safety, and welfare.
- Infrastructure Needs Assessment** as required by the State Planning Act, N.J.S.A. 52:18A-199b. means information on present and prospective conditions, needs and costs with regard to state, county and municipal **Capital Facilities**, including water, **Sewerage**, transportation, solid waste, drainage, flood protection, shore protection and related capital facilities and related services which are needed to support **Development** and **Redevelopment**.
- Infrastructure System** means related and integrated components of **Infrastructure** for transportation, energy, telecommunications, farmland retention, water supply, wastewater disposal, stormwater management, shore protection, open space and recreation, recreation facilities, solid waste management, public health care, public education, higher education, arts, historic resources, public safety, justice, corrections, public administration, and public housing.
- Intelligent Transportation Systems (ITS)** means transportation systems which include computer-based interactive management elements that provide information to motorists and/or are responsive to changing demands, maximizing the efficiency of the existing roadway system.
- Intensity** means a measure of land development with nonresidential uses. Intensity is often operationalized by the use of **Floor Area Ratio (FAR)** or coverage criteria. (See **Density**)
- Inter-modal** means a facility or system that transfers people, goods or information between two or more transport modes or networks between an origin and destination.
- Interbasin Transfer** means the transfer of water from one watershed to another.

Glossary (continued)

Interim State Development and Redevelopment Plan or **Interim State Plan** or **Interim Plan** means the document, including maps, appendices and other material included by reference that reflects the changes made in the **Preliminary Plan** by the State Planning Commission pursuant to the State Planning Act, N.J.S.A. 52:18A-202.1

Interjurisdictional Agreement is a contractual or other formal agreement between two or more political jurisdictions that results in a cooperative action or activity.

International Biosphere Reserve means a designation conferred by the United Nations that recognizes areas on Earth that possess outstanding natural features such as unique natural habitats, plant and animal species and populations. The New Jersey Pinelands has been designated an International Biosphere Reserve.

Intra-modal means a facility or system that transfers people, goods or information between components of a network using a single transport mode between an origin and destination.

Karst means a type of topography that is formed over limestone or by a dissolving or solution of the rocks, characterized by sinkholes, closed depressions, caves, solution channels, internal drainage and irregular bedrock surfaces.

Land means real property not including improvements and fixtures on, above, or below the surface. (See **Development Rights**)

Land Assets are **Infrastructure** components that provide for the preservation and public control of existing land resources that are sensitive to, and necessary to support, **Development** and **Redevelopment** in other locations, and include, but are not limited to, parks, open space and farmland retention.

Land Banking means acquiring and or reserving land for some future public purpose.

Large Contiguous Area, when applied to **Habitat**, means the area of undisturbed land required to maintain a desired community of plants and animals. It assumes a configuration which minimizes the length of the perimeter of the area. When applied to farmland, large contiguous area means the amount of contiguous farmland usually considered necessary to permit normal farm operations to take place on a sustained basis.

Level of Service means a measure describing conditions within an **Infrastructure System**, that is usually related to the system's sufficiency and capacity. (see **Capital Facility**)

Life-cycle Cost means the total economic cost of a usable **Capital Facility** consisting of the present value of its initial cost and future cost during its useful life, including maintenance, reconstruction, rehabilitation and restoration or demolition.

Life-cycle Infrastructure Planning means planning for **Infrastructure** throughout its lifetime. The six elements of life-cycle planning for infrastructure are:

1. Needs Assessment—to determine the condition of the infrastructure, how much of an infrastructure improvement is needed to provide a desired **Level of Service**, and the approximate cost.
2. Planning—to determine what improvements, demand management measures or other actions to provide, in what locations, and by what means they will serve the public need throughout the life of the system.
3. Financing—to develop a financing system based on **Full Cost Accounting**.
4. Development and Operation—to build, operate and maintain the system in a way that is responsive to changing demands throughout the life of the system.
5. Rehabilitation and Replacement—to provide regularly scheduled capital improvements to maintain the system in optimum operating condition.
6. Monitoring and Evaluation—to periodically review the condition and level of service delivery to identify and implement appropriate adjustments.

Glossary (continued)

Livable Community means a dynamic, diverse, compact and efficient **Center** that has evolved and been maintained at a human scale, with an easily accessible central core of commercial and community services, residential units, and recognizable natural and built landmarks and boundaries that provide a sense of place and orientation.

Locally Important Aquifer Recharge Area means an area of **Aquifer Recharge** determined to be necessary for the maintenance of local hydrological conditions, and calculated by the methodology developed by the New Jersey Geologic Survey as reported in GSR 32: A Methodology for Evaluating Groundwater Recharge Areas in New Jersey (1993) pursuant to *N.J.S.A. 58:11A-12 et seq.* (See **Prime Aquifer Recharge Area**).

Long-term means a scope of activity or action greater than 15 years into the future.

Low Income Household means a household with less than 50 percent of the median income of the **Metropolitan Statistical Area** (MSA).

Maintenance and Repair means **Infrastructure** investments which repair existing facilities and systems without adding new capacity.

Master Plan means a **Comprehensive Plan** for the development of a county or municipality used to guide **Development** and **Development Regulations**. Master Plans are adopted by planning boards pursuant to the Municipal Land Use Law (*N.J.S.A. 40:55D-28*) and the County Planning Act (*N.J.S.A. 40:27-1 et seq.*).

Medium, in connection with pollution, means the substance in which pollution is located or through which it is transported, especially, air, water and soil.

Metropolitan Planning Organization (MPO) means an organization made up of state and local government representatives responsible for maintaining the comprehensive, cooperative and continuing transportation planning process and programming federal funds. There are three Metropolitan Planning Organizations in New Jersey including all 21 counties.

Metropolitan Statistical Area means an area defined by the United States Census Bureau in pursuant to standards adopted by the United States Office of Management and Budget. According to standards adopted on December 27, 2000 (*Federal Register* 65:249 pp. 82228-82238), Metropolitan Statistical Areas are a Core Based Statistical Area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

Micro-loans means very small loans at little or no interest for the purpose of starting or expanding small businesses, usually made out of a revolving fund, whether cooperatively run or set up by a profit-making institution for that purpose.

Mid-term means a scope of activity or action 7 to 15 years into the future.

Mixed-use Building means a building with two or more uses, such as retail and services on the ground floor and office or residential on upper levels.

Mixed-use Development means an area or tract of land with several different uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in an integrated, **Compact**, pedestrian-oriented form. Mixed-use developments generally include **Mixed-use Buildings**.

Moderate Income Household means a household with 50 to 80 percent of the median household income of the **Metropolitan Statistical Area** (MSA).

Multi-modal means a facility or system that provides alternative transport modes or networks to move people, goods or information between an origin and destination.

Glossary (continued)

- Multi-use Development** means an area or tract of land with several single-uses, where the various uses are segregated and are not organized in a **Compact**, pedestrian-oriented form.
- Municipal Cross-acceptance Report** means a **Cross-acceptance** report prepared by a municipality and filed with the Office of State Planning pursuant to the **State Planning Rules**. (See **State Planning Act**)
- Municipal Distress Index (MDI)** means an index ranking all 566 New Jersey municipalities by a combination of their respective ranks on four socioeconomic factors. The index runs from “1” meaning most distressed to “566” meaning least distressed. The MDI is maintained by the Office of State Planning.
- Municipal Land Use Law (MLUL)** means the *New Jersey Statutes Annotated (N.J.S.A.)* 40:55D-1 et seq.
- Municipal Strategic Revitalization Plan**, see **Strategic Revitalization Plan**.
- Municipalities Experiencing Distress** means those municipalities ranked within the top 100 municipalities in either of the two most recent editions of the **Municipal Distress Index**.
- National Ambient Air Quality Standards (NAAQS)** means the standards promulgated by the U.S. Environmental Protection Agency under the Clean Air Act for carbon monoxide, lead, ozone, particulate matter and four other air pollutants noted as concentrations not to be exceeded in order to protect the public health.
- National Environmental Performance Partnership System (NEPPS)** means the system under which the New Jersey Department of Environmental Protection and the U.S. Environmental Protection Agency have agreed on a set of environmental directions for the state and indicators to monitor progress in meeting goals agreed to in the Performance Partnership Agreement. The term “milestone” is used under NEPPS the same way **Target** is used in the State Plan.
- Natural System** means regularly interacting and interdependent components of air, water, land and biological resources.
- Negotiating Entity** means a county or, where a county has declined to participate in the **Cross-acceptance Process**, some other entity designated by the State Planning Commission to carry out **Cross-acceptance** and prepare the **Cross-acceptance Report**. (See **State Planning Act** and **State Planning Rule**)
- Negotiation** means the dialogue which occurs among participants during the period of **Cross-acceptance**. (See **State Planning Act** and **State Planning Rule**)
- Neighborhood** means an area with a distinct identity, character or personality. Neighborhoods are the fundamental building blocks of **Centers**, and may be predominantly residential, predominantly nonresidential, or mixed-use.
- New Jersey Coastal Heritage Trail** means the vehicular tour route along existing public roads in the state to promote “public appreciation, education, understanding and enjoyment, through a coordinated interpretive program of certain nationally significant natural and cultural sites associated with the coastal area.” The New Jersey Coastal Heritage Trail is managed jointly by the National Park Service and the state of New Jersey.
- New Jersey State Development and Redevelopment Plan** (*State Development and Redevelopment Plan*, State Plan or the Plan) means the plan prepared and adopted pursuant to the State Planning Act.
- Node** means a concentration of facilities and activities which are not organized in a Compact form. (See **Commercial-Manufacturing Node** and **Heavy Industry-Transportation-Utility Node**)

Glossary (continued)

Nonpoint Source Pollution means pollution being added to the environment from diffuse sources, such as on-site **Wastewater Systems**, **Stormwater** runoff practices, underground storage tanks, overuse of fertilizers and pesticides and litter. It is distinguished from point sources of pollution which come from a single point such as a smoke stack or a pipe that discharges effluent into a stream or other water body.

Office of State Planning (OSP) means the office in the Department of Community Affairs. The Office of State Planning provides staff to the State Planning Commission.

Official Map means a map of the location and width of streets and drainage ways and the location and extent of flood control basins and public areas whether planned or built, adopted by the governing body of a municipality as provided in Section 32 of the **Municipal Land Use Law** or a county as provided in Section 5 of the County Planning Act (*N.J.S.A. 40:27-1 et seq.*).

Open Land means **Land** that has few, if any, structures.

Open Space means any parcel or area of **Open Land** or water essentially unimproved and set aside, dedicated, designated or reserved for the protection of natural resources or farmland; for public or private use or enjoyment; or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such areas may be improved with only those buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land. (See **Public Open Space**)

Paratransit refers to forms of public passenger transportation which can operate over the highway and street system, but without a fixed route. Examples of paratransit include shared-ride taxis, carpools, rental cars, and subscription bus clubs. (See **Transit**)

Park means a tract of **Open Space**, dedicated and used by the public for active or passive recreation.

Partially Developed means areas where nearly all of the development opportunities are through **Infill Development** rather than **Redevelopment**. (See **Development** and **Redevelopment**)

Peak Period means the period of time during which the maximum amount of demand occurs. Generally, the measurement is based on a period of one hour.

Phasing means developing according to a schedule and in step with plans for the provision of Infrastructure so that **Infrastructure** is in place to serve each stage of development as it is built.

Physiographic Province or **Region** means a region characterized by a certain set of processes or conditions (for example, a pattern of geologic, topographic and precipitation factors) that is recognized by the U.S. Geologic Survey. There are four provinces in New Jersey; the Coastal Plain, the Piedmont, the Highlands, and the Valley and Ridge. The Highlands province is also referred to as the New England province and, more locally, as the **Reading Prong**.

Pinelands Commission means a state agency created by the Pinelands Protection Act of 1979 (*N.J.S.A. 13:18A-1 et seq.*) to develop a management plan for, and exercise regulatory control over, **Development** activities in the Pinelands.

Plan Endorsement means the process undertaken by regional agencies, counties and municipalities to have **Master Plans**, **Municipal Strategic Revitalization Plans**, **Urban Complex Strategic Revitalization Plans** and **Regional Strategic Plans** endorsed by the State Planning Commission.

Glossary (continued)

Planned Sewer Service Area means an area that is proposed to be served by sanitary **Sewer** of sufficient capacity to serve anticipated **Development** within the area. These areas include:

1. Sewer service areas delineated in Areawide or County Water Quality Management Plans or Wastewater Management Plans that have already been approved by the New Jersey Department of Environmental Protection, with the exception of sewer service areas that are recommended for deletion from such a plan by a county or municipality during **Cross-acceptance**; and
2. Service areas for Regional or **Community Sewage Systems** that are recommended for inclusion in a future **Wastewater Management** Plan by a county or municipality during **Cross-acceptance** and are agreed to by the State Planning Commission.

Planned Unit Development (PUD) means a **Development** of a minimum of ten acres, planned as a unit and including both residential and some other form of land use.

Planning Area means an area of greater than one square mile that shares a common set of conditions, such as **Population Density**, **Infrastructure Systems**, level of **Development**, or environmental sensitivity. The State Plan sets forth **Policy Objectives** that guide growth in the context of those conditions. Planning Areas are intended to guide the application of the Plan's Statewide Policies, as well as guiding local planning and decisions on the location and scale of development within the Planning Area.

Policy Map means the **State Plan Policy Map**.

Policy Objective means a more specific articulation of a **Goal** that guides application of Statewide Policies in the particular **Planning Area**.

Pond means a vernal or perennial body of standing water, smaller than a lake and its associated ecosystem. A vernal pond is a type of small, seasonal pond that serves as a valuable breeding **Habitat** for certain plant and animal species.

Population Density means the total number of residents per total area of land, excluding water bodies.

Preliminary State Development and Redevelopment Plan or **Preliminary State Plan** or **Preliminary Plan** means the document, including maps, appendices and other material included by reference, approved by the State Planning Commission as the basis for the Comparison Phase of **Cross-acceptance**.

Prime Aquifer Recharge Area means an **Aquifer Recharge Area** which, on a statewide basis, can be defined as an area of highest aquifer ranking and highest recharge ranking calculated by the methodology developed by the New Jersey Geological Survey as reported in GSR 32: A Methodology for Evaluating Groundwater Recharge Areas in New Jersey (1993) pursuant to N.J.S.A. 58:11A-12 et seq. (See **Locally Important Aquifer Recharge Area**).

Prime Forest Areas means areas that exhibit optimal conditions—such as soils, climate, hydrologic regime, etc.—for the sustainable production of prime, state, locally important or unique forest resources as reported in Forestland Planning Guide, New Jersey Forest Service, Division of Parks and Forestry, New Jersey Department of Environmental Protection 1988.

Priority or **Prioritization** means the level of preference given to a program, service or geographic area.

Pristine means pure. In the State Plan, it refers to **Category I Waters** and **Trout Production Waters**.

Programmed means an improvement which a municipal or other government entity has committed to implement in the **Short-term** and which has received state approvals.

Glossary (continued)

Proposed Center means a place that is surrounded by a **Center Boundary** and meets **Center** criteria, and is included in either a **Negotiating Entity** or **Municipal Cross-acceptance Report**.

Public Open Space means **Open Space** conveyed or otherwise dedicated to a governmental or not-for-profit body for use by the public.

Public Transportation means any public system or service designed to carry two or more passengers. Public transportation includes, but is not limited to, vanpools, taxis, local and express buses and minibuses, people movers, trolley buses and trains, subways, and commuter rail systems. Public transportation services may be provided by public, quasi-public, or private entities.

Reading Prong is a name applied to the Precambrian rock and in-faulted carbonate geology of the Highlands (or New England) **Physiographic Province**. The name derives from the regional location of the formation, which generally extends from Reading, Pa., into western Connecticut.

Redevelopment means the removal and replacement, or adaptive reuse of an existing structure, or of land from which previous improvements have been removed, including the conservation and rehabilitation of any **Structure** or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of space as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds or other public purposes, including recreational and other facilities incidental or appurtenances thereto.

Region means an area encompassing land in more than one municipality, a county, or more than one county, that is bound together by shared characteristics and regional systems.

Regional Agency and Regional Entity means an agency which performs public policy, land development, **Infrastructure** or **Capital Planning** for a **Region**.

Regional Center means a settlement or a location for development along or near a **Transportation Corridor**. It is the locus of high intensity, mixed-use development, with a **Density** of more than 5,000 people per square mile and an emphasis on employment. It has a **Compact** character and possesses sufficient density and adequate design to support pedestrian mobility and **Public Transportation** services. It possesses substantial market demand to enable it to function as a magnet to attract development from within the corridor and from surrounding areas, without competing with **Urban Centers**. (See **Regional Strategic Plan**)

Regional Entity (See **Regional Agency**)

Regional Sewage System or **Regional Wastewater System** means a sanitary sewage system including collection, treatment and disposal facilities in public or private ownership, serving a **Region**.

Regional Strategic Plan means a plan that is developed through a partnership of state, county, regional and municipal agencies for labor markets or other areas that define the needs, opportunities, vision and regional objectives and strategies for:

1. land use;
2. redevelopment;
3. economic development;
4. housing;
5. public facilities and services;
6. environmental protection and conservation;

Glossary (continued)

7. intergovernmental coordination; and
8. quality of community life.

Regulating Plan means a detailed map for the area of a municipality intended for **Development** or **Redevelopment** showing the cross-sections and alignment of the proposed streets, the rules for placing buildings along those streets, the types of buildings allowed, and the lots to be reserved for civic functions and public spaces. A regulating plan may be incorporated as part of the municipal **Master Plan**. (See **Official Map**)

Remanufacturing means the process of disassembly of products during which time parts are cleaned, repaired or replaced then reassembled to sound working condition. The terms “rebuilt” and “recharged” can also imply that a product has been remanufactured.

Retrofit means the transformation of a site, its buildings and **Infrastructure** from a limited-use, automobile dependent area into a **Compact, Mixed-use** area. Retrofit may involve additions and partial demolition, but not wholesale **Redevelopment** of a site.

Revitalization means the holistic restoration of the physical and social components of a **Distressed** area.

Right-of-way means a strip of land mapped for use by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use, whether or not that use is active.

Right to Farm means a public policy decision to protect farmers against municipal regulations, private nuisance suits and unnecessary constraints on essential Agricultural Management practices, if these practices are consistent with federal and state law and are not a threat to the public health and safety.

Scenic Corridor means a publicly accessible **Right-of-way** and the views of expanses of water, farmland, woodlands, coastal wetlands, or other scenic vistas that can be seen from the right-of-way.

Septage means the semi-solid product of the decomposition and treatment of **Wastewater** in a **Septic System**.

Septic System means an underground **Individual On-site Sewage System** with a septic tank used for the decomposition and treatment of **Wastewater** before it is discharged to ground water.

Sewage means any waste, including wastes from humans, households, commercial establishments, industries, and stormwater runoff, that is discharged to or otherwise enters a sewage system.

Sewer means any pipe or conduit used to collect and carry away **Sewage** or **Stormwater** runoff from the generating source to the treatment plant or receiving water body.

Short-term means a scope of activity or action not more than six years.

Site Plan means a **Development** plan of one or more lots on which is shown:

1. the existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, drainage, flood plains, marshes and waterways,
2. the location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping, structures, signs, lighting and screening devices, and
3. any other information that may be reasonably required in order to make an informal determination pursuant to the local **Subdivision** and **Site Plan** ordinance.

Sliding-scale Zoning allows a higher **Density** of dwellings on small parcels of land than on larger parcels of land, reflecting the fact that smaller tracts are not as well suited for farming and have already passed out of an agricultural land market and into an urban land market.

Glossary (continued)

Special Resource Area is an area or **Region** with unique characteristics or resources of statewide importance which are essential to the sustained wellbeing and function of its own region and other regions or systems—environmental, economic, and social—and to the quality of life for future generations.

Sprawl means a pattern of development characterized by inefficient access between land uses or to public facilities or services and a lack of functional open space. Sprawl is typically an automobile dependent, single use, resource consuming, discontinuous, low-density development pattern.

State Agency and State Entity means an agency of the state government, including cabinet departments, commissions, authorities and state colleges, among others.

State Agricultural Development Committee (SADC) means a committee established pursuant to the Farmland Retention and Development Act (N.J.S.A. 4:1C-1 et seq.) to aid in the coordination of state policies which affect the agricultural industry and to promote the interests of productive agriculture and farmland retention.

State Entity, see **State Agency**.

State Implementation Plan (SIP) means a plan to achieve and maintain **National Ambient Air Quality Standards (NAAQS)**, prepared by the Department of Environmental Protection in consultation and cooperation with the Department of Transportation with cooperation from local government and the private sector for submission to the U.S. Environmental Protection Agency.

State Open Space and Outdoor Recreation Plan means the state's Open Space and Outdoor Recreation Plan of New Jersey, developed by the Department of Environmental Protection, which serves as the state's functional plan for recreation and public open space.

State Plan means the *New Jersey State Development and Redevelopment Plan*.

State Plan Policy Map (or the **Policy Map**) means the geographic application of the State Plan Goals and Statewide Policies and the official map of these goals and policies. It includes **Planning Areas, Environs** and **Centers**, as well as other areas including **Critical Environmental Sites, Historic and Cultural Sites**, and the text for each Planning Area and its **Policy Objectives**. The Policy Map is comprised of 1:24,000 scale maps.

State Planning Act means an act of the New Jersey Legislature (N.J.S.A. 52:18A-196 et seq.) which established the State Planning Commission and Office of State Planning, and which charged the Commission with the periodic preparation and adoption of a *State Development and Redevelopment Plan*.

State Planning Commission (SPC) means the 17-member body created by the State Planning Act of 1985. It is composed of public members and cabinet officers. The Chairman is selected by the governor from among the public members.

State Planning Rule means an administrative rule (N.J.A.C. 17:32-1 et seq.) promulgated pursuant to the State Planning Act, to establish an orderly and efficient process for the preparation, adoption and implementation of the State Plan.

Stormwater means surface runoff of water generated by a storm event.

Stormwater Management means the control and management of **Stormwater** to minimize the detrimental effects of surface water runoff related to quantity and quality.

Strategic Revitalization Plan means a plan by a neighborhood, municipality, group of municipalities or an **Urban Complex** that

1. assesses community strengths and weaknesses;
2. defines overall physical and social strategies to promote regional efficiencies and cooperation;

Glossary (continued)

3. defines physical and social strategies for creating interjurisdictional coordination and cooperation;
4. specifies physical and social strategies to target public investments for greatest efficiency and impact; and
5. satisfies applicable state agency application requirements to receive expedited consideration for state funding and technical assistance.

Strategy means a general course of action, which links more general goals of the State Plan with more specific policies and objectives. As such, it is a strategic action statement which formulates the intent of the Plan for its associated geographic area. A Strategy guides the formulation of policies, standards, plans, programs, regulations, and any other actions which implement the purposes of this State Plan, for an individual **Planning Area**, set of Planning Areas, **Center** or Centers, or other specified area.

Stream Buffer means an area of undisturbed vegetation (except in the case of agricultural areas utilizing **Best Management Practices**) maintained along the bank of any surface water body to protect **Stream Corridors** from impacts of development. (See **Best Management Practices**)

Stream Corridor means any river, stream, pond, lake, or wetland, together with adjacent upland areas, including the **Flood Plain** and areas that support protective bands of vegetation that line the waters' edge.

Street Hierarchy means the system by which roads are classified according to their purpose and the travel demand they serve, beginning with local streets at the bottom of the hierarchy.

Structure means anything constructed, installed, or portable for occupancy, use, or ornamentation on, above, or below the land, either permanently or temporarily.

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale or **Development**.

Sustainable Agriculture means an integrated system of plant and animal production practices having site-specific application that over the long-term will

1. satisfy human food and fiber needs,
2. enhance environmental quality and the natural resources base upon which the agricultural economy depends,
3. make the most efficient use of non-renewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls,
4. sustain the economic viability of farm operations and enhance the quality of life for farmers and society as a whole.

Sustainable Development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Yield means the maximum production of water supply that can be provided over time without degrading or seriously depleting the water supply source.

System Capacity means the ability of a natural, **Infrastructure**, social or economic system to accommodate growth and development without degrading or exceeding the limits of that system, as determined by a carrying **Capacity Analysis**.

Target means the desired value for an **Indicator**. **NEPPS** uses "milestone" to mean Target.

Town Center means a **Center** that has a high investment in public facilities and services several neighborhoods with a highly diverse housing stock and a central core of retail, office and community facilities. As described in the Policy Map section of the State Plan, Towns are New

Glossary (continued)

Jersey's traditional Centers of commerce and government. This term does not necessarily refer to the form of incorporation of a municipality.

Traffic Calming means using physical devices to reduce traffic speed and volume while maintaining mobility and access for the purpose of balancing the needs of motorists with those of pedestrians, bicyclists, playing children and other users of street space.

Trails are linear corridors for movement by pedestrians, cyclists and equestrians. They often coincide with **Greenways**, but not all greenways are Trails.

Transfer of Development Rights means a form of **Density Transfer**.

Transit means a vehicle or transportation system, including heavy and light rail, buses, vans, and other services, owned or regulated by a governmental agency, used for mass transportation of people. (See **Paratransit**)

Transportation Corridor means a combination of principal transportation routes involving a linear network of one or more highways of four or more lanes, rail lines, or other primary and secondary access facilities which support a development corridor.

Transportation Demand Management means strategies aimed at reducing the number of vehicle trips, shortening trip lengths, and moving trips from peak hours to hours with excess capacity. These strategies encourage the use of transit, carpools, vanpools, bicycling, and walking, and typically focus on the journey-to-work. They also include efforts to provide housing close to jobs to shorten trip lengths. These strategies usually require the joint cooperation of developers, employers, and local governments.

Transportation Improvement Program (TIP) means a five year plan that lists all highway and transit projects to be developed and implemented within the time frame of the program. The list contains projects that are included in a long range transportation plan adopted by a **Metropolitan Planning Organization** and is tested for conformance with the **State Implementation Plan**.

Transportation Management Association (TMA) means a nonprofit corporation that brokers transportation services including, but not limited to, public transportation, van pools, carpools, bicycling, and pedestrian modes to corporations, employees, individuals and other groups.

Transportation Supply Management means the strategies available to decision makers in both the public and private sectors to increase the capacity of the transportation system to move goods and people, especially during peak periods, such as high-occupancy vehicle lanes, flextime, ride-sharing, and shuttle buses, without adding new highway lanes.

Trip means a single or one-way vehicle movement to or from a property or study area. Trips can be added together to calculate the total number of vehicles expected to enter or leave a specific land use or site over a designated period of time.

Trout Maintenance/Trout Production Waters respectively mean waters designated by the Department of Environmental Protection for the support of trout throughout the year, or for spawning or nursery purposes during trout's first summer. See *N.J.A.C. 7:9B-11.15(c)* through (g).

Universal Design means design which facilitates adaptation to changing uses and changing users over time by providing maximum flexibility in spatial layout and the location of systems.

Urban Center means a city of statewide importance, designated as an Urban Center by the State Planning Commission. An Urban Center is a large settlement that has a high intensity of population and mixed land uses, including industrial, commercial, residential and cultural uses, the historical foci for growth in the major urban areas of New Jersey.

Glossary (continued)

Urban Complex means an **Urban Center** and two or more municipalities within the surrounding Metropolitan Planning Area that exhibit a strong intermunicipal relationship, based on socioeconomic factors and public facilities and services, that is defined, integrated and coordinated through a **Strategic Revitalization Plan**. Urban complexes are nominated jointly by a county or counties and the affected municipalities and are coterminous with municipal boundaries but not necessarily with county boundaries.

Urban Complex Strategic Revitalization Plan means a **Strategic Revitalization Plan** that may substitute for individual **Municipal Strategic Revitalization Plans** within their jurisdiction and that:

1. describe the relationships that exist within the **Urban Complex**;
2. identify issues affecting the future growth and viability of the Urban Complex;
3. assess the strengths and weaknesses of the Urban Complex; and
4. specify strategies for regional and cultural cooperation and action,

Urban Coordinating Council (UCC) means the office created in 1995 and institutionalized by the Urban Redevelopment Act of 1996, which created the Redevelopment Authority. Urban Coordinating Council Empowerment Neighborhoods are given priority access to state resources and assistance through the Redevelopment Authority.

Vehicle Miles Traveled (VMT) means an estimate of the total number of miles traveled on the highway and street system. Vehicle Miles Traveled is used as an **Indicator** for both vehicular and roadway utilization.

Viewshed means the land area and its vegetation and structures that can be seen from a point, path or route, such as the viewshed of a **Scenic Corridor**.

Village means a small, compact **Center** of predominantly residential character but with a core of **Mixed-use** commercial, residential and community services. It often incorporates local economic and social functions which are integrated with housing. A Village typically has a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation. This term does not necessarily refer to the form of incorporation of a municipality and is often smaller than a municipality.

Virgin Extraction means obtaining raw materials (for example, timber, ore, and hydrocarbon fuel) from primary natural systems (for example, forests, rock formations, and oil deposits) rather than post-industrial or post-consumer recycled feedstock.

Wastewater means residential, commercial, industrial or agricultural liquid wastes, **Sewage**, **Septage**, **Stormwater** runoff, ground waters or surface water that may be present or any combination thereof, or other residue discharged or collected into a **Wastewater System**. Wastewater does not include liquids conveyed by a separate storm sewer system.

Wastewater Management Plan means a description of existing and future wastewater-related jurisdictions, wastewater service areas, and selected environmental features and domestic treatment works (**Community Sewage Systems**) subject to approval by the Department of Environmental Protection pursuant to *N.J.A.C. 7:15 et seq.*

Wastewater System means any device or system in public or private ownership used in the storage, treatment, recycling or reclamation of sewage generated by two or more individual units of development.

Water Quality Management Plan (WQMP) means a plan that identifies strategies, policies and procedures for managing water quality and wastewater treatment and disposal in a geographical area, pursuant to the New Jersey Water Quality Management Planning Act and the federal Clean Water Act. See *N.J.A.C. 7:15 et seq.*

Glossary (continued)

Watershed means the drainage basin, catchment, or other area of land that drains water, sediment, and dissolved materials to a common outlet at some point along the channel of a stream or river, or to a bay or ocean.

Wildlife Corridor means protected land running between areas of **Habitat** of significant wildlife communities, for the purpose of effectively extending the size of each area.

Zoning means the division of a municipality (or other governmental unit) into districts, and the regulation within those districts of:

1. the height and bulk of buildings and other structures,
2. the area of a lot that can be built on and the size of required open spaces,
3. the net density of dwelling units, and
4. the use of buildings and land for trade, industry, residence, or other purposes.

E. STATE PLANNING ACT TEXT

52:18A-196. Legislative findings and declarations:

The Legislature finds and declares that:

a. 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;

b. Significant economies, efficiencies and savings in the development process would be realized by private sector enterprise and by public sector development agencies if the several levels of government would cooperate in the preparation of and adherence to sound and integrated plans;

c. It is of urgent importance that the State Development Guide Plan be replaced by a State Development and Redevelopment Plan designed for use as a tool for assessing suitable locations for infrastructure, housing, economic growth and conservation;

d. It is in the public interest to encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities, giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities and to discourage development where it may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of this state;

e. A cooperative planning process that involves the full participation of state, county and local governments as well as other public and private sector interests will enhance prudent and rational development, redevelopment and conservation policies and the formulation of sound and consistent regional plans and planning criteria;

f. Since the overwhelming majority of New Jersey land use planning and development review occurs at the local level, it is important to provide local governments in this state with the technical resources and guidance necessary to assist them in developing land use plans and procedures which are based on sound planning information and practice, and to facilitate the development of local plans which are consistent with state plans and programs;

g. An increasing concentration of the poor and minorities in older urban areas jeopardizes the future well-being of this state, and a sound and comprehensive planning process will facilitate the provision of equal social and economic opportunity so that all of New Jersey's citizens can benefit from growth, development and redevelopment;

h. An adequate response to judicial mandates respecting housing for low- and moderate-income persons requires sound planning to prevent sprawl and to promote suitable use of land; and

i. These purposes can be best achieved through the establishment of a state planning commission consisting of representatives from the executive and legislative branches of state government, local government, the general public and the planning community.

State Planning Act Text (continued)

52:18A-197. State Planning Commission; membership; conflict of interest:

There is established in the Department of the Treasury a State Planning Commission, to consist of 17 members to be appointed as follows:

a. The State Treasurer and four other cabinet members to be appointed by and serve at the pleasure of the Governor. Each cabinet member serving on the commission may be represented by an official designee, whose name shall be filed with the commission. All other members of the cabinet, or their designees, shall be entitled to receive notice of and attend meetings of the commission and, upon request, receive all official documents of the commission;

b. Two other members of the executive branch of state government to be appointed by and serve at the pleasure of the Governor;

c. Four persons, not more than two of whom shall be members of the same political party, who shall represent municipal and county government, and at least one of whom shall represent the interest of urban areas, to be appointed by the Governor with the advice and consent of the Senate for terms of four years and until their respective successors are appointed and qualified, except that the first four appointments shall be for terms of one, two, three and four years, respectively. In making these appointments, the Governor shall give consideration to the recommendations of the New Jersey League of Municipalities, the New Jersey Conference of Mayors, the New Jersey Association of Counties, and the New Jersey Federation of Planning Officials;

d. Six public members, not more than three of whom shall be of the same political party, and of whom at least one shall be a professional planner, to be appointed by the Governor with the advice and consent of the Senate for terms of four years and until their respective successors are appointed and qualified, except that of the first six appointments, one shall be for a term of one year, one for a term of two years, two for a term of three years and two for a term of four years. Vacancies in the membership of the commission shall be filled for the unexpired terms only in the same manner as the original appointments were made. Members shall receive no compensation for their services but shall be entitled to reimbursement for expenses incurred in the performance of their official duties. Members of the commission shall be subject to the provisions of the New Jersey Conflicts of Interest Law, P.L.1971, c. 182 (C. 52:13D-12 et seq.).

52:18A-198. Commission; organization:

The commission shall meet for the purpose of organization as soon as may be practicable after the appointment of its members. The Governor shall select a chairman, who shall serve at the pleasure of the Governor, from among the public members and the members of the commission shall annually select a vice chairman from among the representatives of the public or municipal or county governments. Nine members of the commission shall constitute a quorum and no matter requiring action by the full commission shall be undertaken except upon the affirmative vote of not less than nine members. The commission shall meet at the call of its chairman or upon the written request of at least nine members.

State Planning Act Text (continued)

52:18A-199. Powers and duties:

The commission shall:

a. Prepare and adopt within 36 months after the enactment of this act, and revise and readopt at least every three years thereafter, the State Development and Redevelopment Plan, which shall provide a coordinated, integrated and comprehensive plan for the growth, development, renewal and conservation of the state and its regions and which shall identify areas for growth, agriculture, open space conservation and other appropriate designations;

b. Prepare and adopt as part of the plan a long-term Infrastructure Needs Assessment, which shall provide information on present and prospective conditions, needs and costs with regard to state, county and municipal capital facilities, including water, sewerage, transportation, solid waste, drainage, flood protection, shore protection and related capital facilities;

c. Develop and promote procedures to facilitate cooperation and coordination among state agencies and local governments with regard to the development of plans, programs and policies which affect land use, environmental, capital and economic development issues;

d. Provide technical assistance to local governments in order to encourage the use of the most effective and efficient planning and development review data, tools and procedures;

e. Periodically review state and local government planning procedures and relationships and recommend to the Governor and the Legislature administrative or legislative action to promote a more efficient and effective planning process;

f. Review any bill introduced in either house of the Legislature which appropriates funds for a capital project and may study the necessity, desirability and relative priority of the appropriation by reference to the State Development and Redevelopment Plan, and may make recommendations to the Legislature and to the Governor concerning the bill; and

g. Take all actions necessary and proper to carry out the provisions of this act.

52:18A-200. State Development and Redevelopment Plan:

The State Development and Redevelopment Plan shall be designed to represent a balance of development and conservation objectives best suited to meet the needs of the state. The plan shall:

a. Protect the natural resources and qualities of the state, including, but not limited to, agricultural development areas, fresh and saltwater wetlands, flood plains, stream corridors, aquifer recharge areas, steep slopes, areas of unique flora and fauna, and areas with scenic, historic, cultural and recreational values;

b. Promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. This should not be construed to give preferential treatment to new construction;

c. Consider input from state, county and municipal entities concerning their land use, environmental, capital and economic development plans, including to the extent practicable any state plans concerning natural resources or infrastructure elements;

d. Identify areas for growth, limited growth, agriculture, open space conservation and other appropriate designations that the commission may deem necessary;

e. Incorporate a reference guide of technical planning standards and guidelines used in the preparation of the plan; and

State Planning Act Text (continued)

f. Coordinate planning activities and establish statewide planning objectives in the following areas: 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.

52:18A-201. Office of State Planning:

a. There is established in the Department of the Treasury the Office of State Planning. The director of the office shall be appointed by and serve at the pleasure of the Governor. The director shall supervise and direct the activities of the office and shall serve as the secretary and principal executive officer of the State Planning Commission;

b. The Office of State Planning shall assist the commission in the performance of its duties and shall: (1) Publish an annual report on the status of the State Development and Redevelopment Plan which shall describe the progress towards achieving the goals of the plan, the degree of consistency achieved among municipal, county and state plans, the capital needs of the state, and progress towards providing housing where such need is indicated; (2) Provide planning service to other agencies or instrumentalities of state government, review the plans prepared by them, and coordinate planning to avoid or mitigate conflicts between plans; (3) Provide advice and assistance to county and local planning units; (4) Review and comment on the plans of interstate agencies where the plans affect this state; (5) Compile quantitative current estimates and statewide forecasts for population, employment, housing and land needs for development and redevelopment; and (6) Prepare and submit to the State Planning Commission, as an aid in the preparation of the State Development and Redevelopment Plan, alternate growth and development strategies which are likely to produce favorable economic, environmental and social results.

c. The director shall ensure that the responsibilities and duties of the commission are fulfilled, and shall represent the commission and promote its activities before government agencies, public and private interest groups and the general public, and shall undertake or direct such other activities as the commission shall direct or as may be necessary to carry out the purposes of this act.

d. With the consent of the commission, the director shall assign to the commission from the staff of the office at least two full-time planners, a full-time liaison to local and county governments, and such other staff, clerical, stenographic and expert assistance as he shall deem necessary for the fulfillment of the commission's responsibilities and duties.

52:18A-202. State Development and Redevelopment Plan; duties of commission:

a. In preparing, maintaining and revising the State Development and Redevelopment Plan the commission shall solicit and give due consideration to the plans, comments and advice at each county and municipality, state agencies designated by the commission and other local and regional entities. Prior to the adoption of each plan, the commission shall prepare and distribute a preliminary plan to each county planning board, municipal planning board and other requesting parties, including state agencies and metropolitan planning organizations. Not less a than 45 nor more than 90 days thereafter, the commission shall conduct a joint public informational meeting with each county planning board in each county for the purpose of providing information on the

State Planning Act Text (continued)

plan, responding to inquiries concerning the plan, and receiving informal comments and recommendations from county and municipal planning boards, local public officials and other interested parties.

b. The commission shall negotiate plan cross-acceptance with each county planning board, which shall solicit and receive any findings, recommendations and objections concerning the plan from local planning bodies. Each county planning board shall negotiate plan cross-acceptance among the local planning bodies within the county, unless it shall notify the commission in writing within 45 days of the receipt of the preliminary plan that it waives this responsibility, in which case the commission shall designate an appropriate entity, or itself, to assume this responsibility. Each board or designated entity shall, within six months of receipt of the preliminary plan, file with the commission a formal report of findings, recommendations and objections concerning the plan, including a description of the degree of consistency and any remaining inconsistency between the preliminary plan and county and municipal plans. In any event, should any municipality's plan remain inconsistent with the State Development and Redevelopment Plan after the completion of the cross-acceptance process, the municipality may file its own report with the State Planning Commission, notwithstanding the fact that the county planning board has filed its report with the State Planning Commission. The term cross-acceptance means 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.

c. Upon consideration of the formal reports of the county planning boards, the commission shall prepare and distribute a final plan to county and municipal planning boards and other interested parties. The commission shall conduct not less than six public hearings in different locations throughout the state for the purpose of receiving comments on the Final Plan. The commission shall give at least 30 days public notice of each hearing in advertisements in at least two newspapers which circulate in the area served by the hearing and at least 30 days notice to the governing body and planning board of each county and municipality in the area served by the hearing.

d. Taking full account of the testimony presented at the public hearings, the commission shall make revisions in the plan as it deems necessary and appropriate and adopt the Final Plan by a majority vote of its authorized membership no later than 60 days after the final public hearing.

52:l8A-202.1. Legislative finding and declaration; cross-acceptance; evolution of state development and redevelopment plan; assessment study of plan and trend impacts:

The Legislature finds and declares that:

a. There are many concerns associated with the design and implementation of the State Development and Redevelopment Plan (hereafter referred to as "the Plan"), including: (1) maintaining beneficial growth; (2) improving environmental quality; (3) insuring cost-effective delivery of infrastructure and other public services; (4) improving intergovernmental coordination; (5) preserving the quality of community life; and (6) redeveloping the state's major urban areas.

b. Each of these concerns is an important issue for further study and each should serve as a measure of the efficacy of the Plan.

State Planning Act Text (continued)

c. However, these concerns are not mutually exclusive and, therefore, a balance among them must be achieved to maximize the well-being for the state and its residents.

d. The process of cross-acceptance of the State Development and Redevelopment Plan required under the State Planning Act, P.L. 1985, c. 398 (C.52:~SA-196 et seq.), is a process designed to elicit the greatest degree of public participation in order to encourage the development of a consensus among the many, sometimes competing, interests in the state.

e. This consensus will be facilitated by the availability of sufficient information concerning the impact the State Development and Redevelopment Plan may have on particular regions and on the overall economic well-being of the state.

f. The Plan evolves through three phases: (1) the Preliminary Plan, which will serve as the basis for cross-acceptance; (2) the Interim Plan, which will reflect the changes occurring during the cross-acceptance process; and (3) the Final Plan, which is to be implemented after approval by the State Planning Commission.

g. A two-stage process shall be established to examine the economic, environmental, infrastructure, community life, and intergovernmental coordination impacts of the Plan. This procedure shall consist of an assessment of the impacts of the Interim Plan and an on-going monitoring and evaluation program after the Final Plan is adopted.

h. The results of the Assessment Study shall identify desirable changes to be incorporated into the Final Plan. These studies shall describe the impacts of the policies and strategies proposed in the Plan (hereafter referred to as the "Plan" impacts) relative to the impacts that would likely occur without a Plan (hereafter referred to as "Trend" impacts). In examining the impacts of Plan and Trend, any significant regional differences that result shall be identified and analyzed. Where appropriate, the study shall also distinguish short-term and long-term impacts.

i. It is necessary to conduct an economic assessment of the Plan and Trend impacts and to make the results of that assessment available before adoption of the Final Plan. Work on the development of the evaluation methodology and, where possible, the collection of data for the assessment study shall commence upon enactment of this bill. Some factors that shall be addressed during cross-acceptance include: (1) Changes in property values, including farmland, state and local expenditures and tax revenues, and regulations; (2) Changes in housing supply, housing prices, employment, population and income; (3) Costs of providing the infrastructure systems identified in the State Planning Act; (4) Costs of preserving the natural resources as identified in the State Planning Act; (5) Changes in business climate; and (6) Changes in the agricultural industry and the costs of preserving farmland and open spaces.

52:18A-202.2. Utilization of staff, other state agencies, independent firms or institutions of higher learning for studies; submission and distribution of report; review by each county and municipality:

a. The Office of State Planning in consultation with the Office of Economic Policy, shall utilize the following: (1) Conduct portions of these studies using its own staff; (2) Contract with other state agencies to conduct portions of these studies; and (3) Contract with an independent firm or an institution of higher learning to conduct portions of these studies.

State Planning Act Text (continued)

b. Any portion of the studies conducted by the Office of State Planning, or any other state agency, shall be subject to review by an independent firm or an institution of higher learning.

c. The Assessment Study and the oversight review shall be submitted in the form of a written report to the State Planning Commission for distribution to the Governor, the Legislature and the governing bodies of each county and municipality in the state during the cross-acceptance process and prior to the adoption of the Final Plan.

d. A period extending from at least 45 days prior to the first of six public hearings, which are required under the State Planning Act, P.L.1985, c. 398 (C.52:ISA-196 et seq.), to 30 days following the last public hearing shall be provided for counties and municipalities to review and respond to the studies. Requests for revisions to the Interim Plan shall be considered by the State Planning Commission in the formulation of the Final Plan.

52:18A-202.3. Final Plan; contents; on-going monitoring and evaluation program; report:

a. The Final Plan shall include the appropriate monitoring variables and plan targets in the economic, environmental, infrastructure, community life, and intergovernmental coordination areas to be evaluated on an on-going basis following adoption of the Final Plan.

b. In implementing the monitoring and evaluation program, if Plan targets are not being realized, the State Planning Commission shall evaluate reasons for the occurrences and determine if changes in Plan targets or policies are warranted.

c. The Office of State Planning shall include in its annual report results of the on-going monitoring and evaluation program and forward the report to the Governor and the Legislature.

52:18A-203. Rules and regulations:

The commission shall adopt rules and regulations to carry out its purposes, including procedures to facilitate the solicitation and receipt of comments in the preparation of the preliminary and final plan and to ensure a process for comparison of the plan with county and municipal master plans, and procedures for coordinating the information collection, storage and retrieval activities of the various state agencies.

52:18A-204. Assistance of state agencies:

The commission shall be entitled to call to its assistance any personnel of any state agency or county, municipality or political subdivision thereof as it may require in order to perform its duties. The officers and personnel of any state agency or county, municipality or political subdivision thereof and any other person may serve at the request of the commission upon any advisory committee as the commission may create without forfeiture of office or employment and with no loss or diminution in the compensation, status, rights and privileges which they otherwise enjoy.

52:18A-205. State and local agencies; availability of studies, surveys, plans, etc. to commission:

Each state agency or county, municipality or political subdivision thereof shall make available to the commission any studies, surveys, plans, data and other materials or information concerning the

State Planning Act Text (continued)

capital, land use, environmental, transportation, economic development and human services plans and programs of the agency, county, municipality or political subdivision.

52:18A-206. Construction of Act:

a. The provisions of P.L. 1985, c. 398 (C. 52:18A-196 et seq.) shall not be construed to affect the plans and regulations of the Pinelands Commission pursuant to the Pinelands Protection Act, P.L. 1979, c. 111 (C. 13:18A-1 et seq.) or the Hackensack Meadowlands Development Commission pursuant to the Hackensack Meadowlands, Reclamation and Development Act P.L. 1968, c. 404 (C. 13:17-1 et seq.). The State Planning Commission shall rely on the adopted plans and regulations of these entities in developing the State Development and Redevelopment Plan.

b. The State Planning Commission may adopt, after the enactment date of P.L. 1993, c. 190 (C. 13:19-5.1 et al.), the coastal planning policies of the rules and regulations adopted pursuant to P.L. 1973, c. 185 (C. 13:19-1 et seq.), the coastal planning policies of the rules and regulations adopted pursuant to subsection b. of section 17 of P.L. 1973, c. 185 C. 13:19-17) and any coastal planning policies of rules and regulations adopted pursuant to P.L. 1973, c. 185 (C. 13:19-1 et seq.) thereafter as the State Development and Redevelopment Plan for the coastal area as defined in section 4 of P.L. 1973, c. 185 (C. 13:19-4). L.1985, c. 398, eff. Jan. 2, 1986. Amended by L. 1993, c. 190, eff. July 19, 1993.

52:18A-207. Short title

Sections 1 through 12 of this act shall be known and may be cited as the "State Planning Act."

State Planning Act Amendments to Other Statutes

Capital Budgeting and Planning Commission

Title 52. State Government, Departments and Officers. Subtitle 3. Executive and Administrative Departments, Officers and Employees.

Ch. 9S-Commission on Capital Budgeting and Planning.

L.1975, c. 208, eff. 9/23/75

Amended by L.1985, c.398, eff. 1/2/86

a. The commission shall each year prepare a State Capital Improvement Plan containing its proposals for state spending for capital projects, which shall be consistent with the goals and provisions of the State Development and Redevelopment Plan adopted by the State Planning Commission.

Municipal Land Use Law

Title 40. Municipalities and Counties. Ch.55D-Planning, Zoning, Etc. Municipal Land Use Law.

Article I. General Provisions: Site Plan Review

Effective 8/1/76

Amended by L.1991, c. 245 eff. 8/7/91

Notice shall be given by personal service or certified mail to the State Planning Commission of a hearing on an application for development of property which exceeds 150 acres or 500

State Planning Act Text (continued)

dwelling units. The notice shall include a copy of any maps or documents required to be on file with the municipal clerk pursuant to (N.J.S.A. 40:55D-10.b.).

Title 40. Municipalities and Counties. Ch.55D-Planning, Zoning, Etc. Municipal Land Use Law.

Article 3. Master Plan: Preparation; Content; Modification

Effective 8/1/76

Amended by L.1991, c. 199 eff. 7/9/91

The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plan of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c.398 (C.52:18A-196 et seq.), and (4) the district solid waste management plan required pursuant to the provisions of the Solid Waste Management Act, P.L. 1970, c. 39 (C. 13:1E-1 et seq.) of the County in which the municipality is located.

F. STATE AGENCY PRIORITY USE OF THE STATE PLAN

The following is a list of programs administered by various state agencies that grant priority to Centers and Endorsed Plans designated by the State Planning Commission in awarding grants, loans and the funding of projects and for providing technical planning assistance.

1. **NJDOT**—Transportation Enhancements (Transportation Equity Act for the 21st Century)
2. **NJDOT**—Local Aid for Centers of Place
3. **NJDOT**—Municipal Aid Program, Pedestrian Projects
4. **NJDOT**—Municipal Aid Program, Bicycle Projects
5. **NJDOT**—Local Bicycle/Pedestrian Planning Assistance and State Plan Implementation Program
6. **NJDCA**—Small Cities Community Development Block Grant Program: Center Designation Fund
7. **NJDCA**—Small Cities Community Development Block Grant Program: Public Facilities Fund
8. **NJDCA**—Small Cities Community Development Block Grant Program: Housing Rehabilitation Fund
9. **NJDCA**—Neighborhood Preservation Program
10. **NJDCA**—Smart Growth Planning Grants
11. **NJDCA**—Office of State Planning, Local Planning Assistance and Special Projects Program
12. **NJHMFA**—Low Income Housing Credit
13. **NJDEP**—Environmental Infrastructure Trust Fund: Wastewater Assistance Program
14. **NJDEP**—Environmental Infrastructure Trust Fund: Drinking Water State Revolving Fund Program
15. **NJDEP**—Environmental Infrastructure Trust Fund: Stormwater Assistance Program
16. **NJDEP**—Historic Preservation Certified Local Government Grants
17. **NJDEP**—Green Acres Open Space and Recreation Plans
18. **NJDEP**—Green Acres Project Priority System: Green Acres Grants and Loans
19. **NJDEP**—Green Acres Project Priority System: Nonprofit Acquisition Grants
20. **NJDEP**—Lakes Restoration Program

Key: **NJDEP** = New Jersey Department of Environmental Protection
NJDCA = New Jersey Department of Community Affairs
NJDOT = New Jersey Department of Transportation
NJHMFA = New Jersey Housing and Mortgage Finance Agency

G. HIGHLANDS MUNICIPALITIES

The Highlands Special Resource Area includes seven counties and 90 municipalities all or partly within the Highlands physiographic province used to delineate the Highlands Region. While a region can be defined on physical features alone, the distribution of plant and animal populations may transcend the strictly physical boundaries of physiographic regions. Furthermore, the boundaries of physiographic regions do not necessarily conform to economic regions or political boundaries. For example, a study prepared by the U.S. Department of Agriculture Forest Service investigating issues related to forest resources in the Highlands identified 83 municipalities in the New Jersey Highlands (U.S.D.A. 1992), while the New Jersey Conservation Foundation lists 87 (Mitchell 1992).

BERGEN COUNTY

Mahwah

Oakland

HUNTERDON COUNTY

Alexandria

Bethlehem

Bloomsbury

Califon

Clinton Town

Clinton Twp

Glen Gardner

Hampton

High Bridge

Holland

Lebanon Boro

Lebanon Twp

Milford

Tewksbury

Union

MORRIS COUNTY

Boonton Town

Boonton Twp

Butler

Chester Boro

Chester Twp

Denville

Dover

Hanover

Harding

Jefferson

Kinnelon

Mendham Boro

Mendham Twp

Mine Hill

Montville

Morris Twp

Morris Plains

Morristown

Mount Arlington

Mount Olive

Mountain Lakes

Netcong

Parsippany-Troy Hills

Pequannock

Randolph

Riverdale

Rockaway Boro

Rockaway Twp

Roxbury

Victory Gardens

Washington Twp

Wharton

PASSAIC COUNTY

Bloomington

Pompton Lakes

Ringwood

Wanaque

West Milford

SOMERSET COUNTY

Bernards*

Bernardsville

Far Hills

Peapack-Gladstone

SUSSEX COUNTY

Andover Boro*

Andover Twp*

Byram

Franklin

Green*

Hamburg

Hardyston

Hopatcong

Lafayette*

Ogdensburg

Sparta

Stanhope

Vernon

WARREN COUNTY

Allamuchy

Alpha

Belvidere

Franklin

Frelinghuysen*

Greenwich

Hackettstown

Harmony

Hope*

Independence

Liberty

Lopatcong

Mansfield

Oxford

Phillipsburg

Pohatcong

Washington Boro

Washington Twp

White

*Municipalities not included in U.S.D.A. Forest Service 1991 Highlands Study

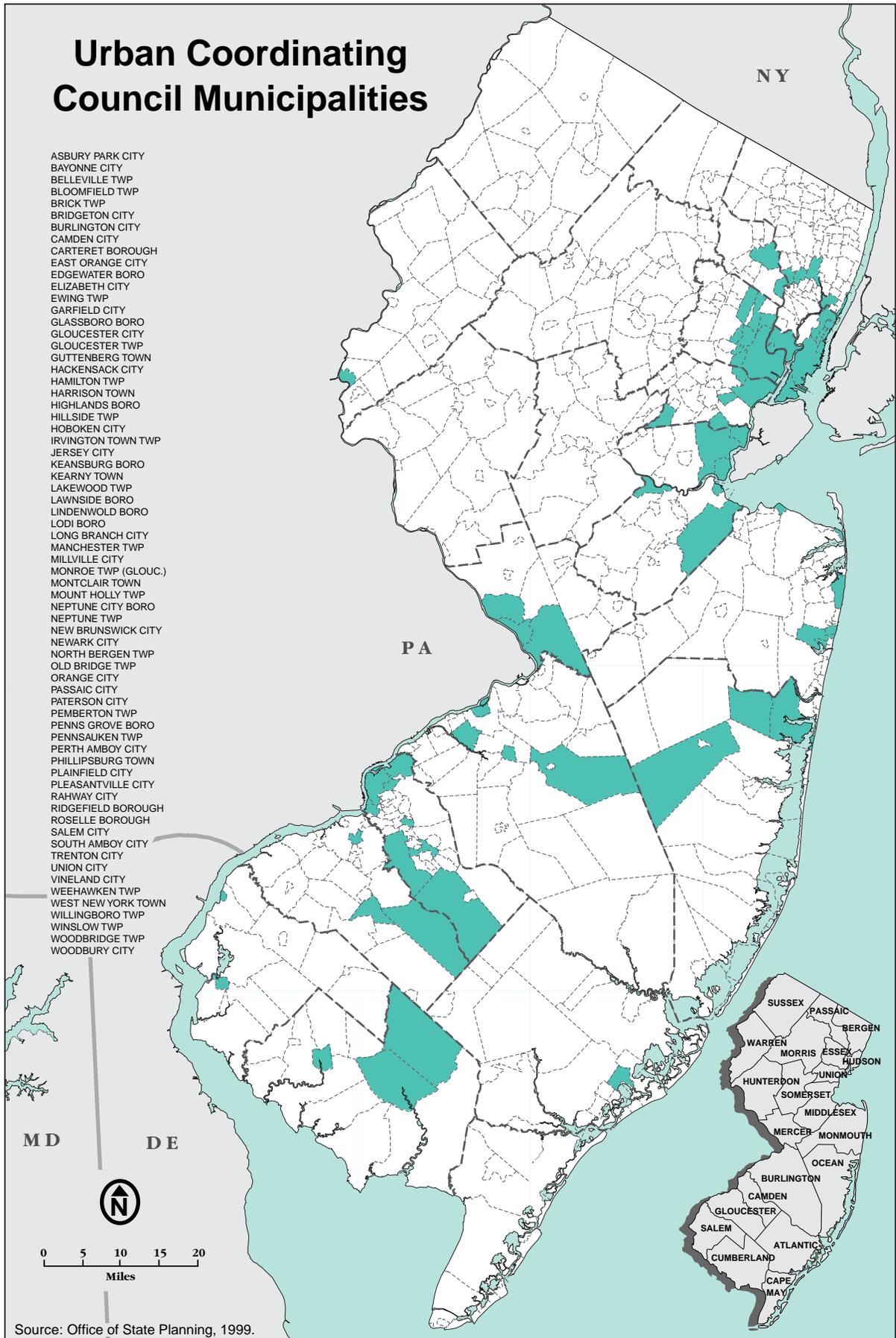
H. URBAN COORDINATING COUNCIL MUNICIPALITIES

The Urban Coordinating Council (UCC) and the New Jersey Redevelopment Authority were created with the passage of the New Jersey Urban Redevelopment Act in July 1996. Municipalities that are eligible for the UCC's Empowerment Neighborhood Designation are given priority access to state resources and assistance through the Redevelopment Authority. The UCC further ensures that the state departments and agencies coordinate responses and provide assistance to projects and programs outlined in neighborhood empowerment plans for designated communities. As of March 1, 2001, the following 68 municipalities were identified as eligible for UCC assistance:

Asbury Park City	Hillside Twp	Paterson City
Bayonne City	Hoboken City	Pemberton Twp
Belleville Town	Irvington Town	Penns Grove Boro
Bloomfield Town	Jersey City	Pennsauken Twp
Brick Twp	Keansburg Boro	Perth Amboy City
Bridgeton City	Kearny Town	Phillipsburg Town
Burlington City	Lakewood Twp	Plainfield City
Camden City	Lawnside Boro	Pleasantville City
Carteret Boro	Lindenwold Boro	Rahway City
City of Orange East	Lodi Boro	Ridgefield Boro
Orange City	Long Branch City	Roselle Boro
Edgewater Boro	Manchester Twp	Salem City
Elizabeth City	Millville City	South Amboy City
Ewing Twp	Monroe Twp (Gloucester)	Trenton City
Garfield City	Montclair Town	Union City
Glassboro Boro	Mount Holly Twp	Vineland City
Gloucester City	Neptune City Boro	Weehawken Twp
Gloucester Twp	Neptune Twp	West New York Town
Guttenberg Town	New Brunswick City	Willingboro Twp
Hackensack City	Newark City	Winslow Twp
Hamilton Twp (Atlantic)	North Bergen Twp	Woodbridge Twp
Harrison Town	Old Bridge Twp	Woodbury City
Highlands Boro	Passaic City	

Urban Coordinating Council Municipalities

- ASBURY PARK CITY
- BAYONNE CITY
- BELLEVILLE TWP
- BLOOMFIELD TWP
- BRICK TWP
- BRIDGETON CITY
- BURLINGTON CITY
- CAMDEN CITY
- CARTERET BOROUGH
- EAST ORANGE CITY
- EDGEWATER BORO
- ELIZABETH CITY
- EWING TWP
- GARFIELD CITY
- GLASSBORO BORO
- GLOUCESTER CITY
- GLOUCESTER TWP
- GUTTENBERG TOWN
- HACKENSACK CITY
- HAMILTON TWP
- HARRISON TOWN
- HIGHLANDS BORO
- HILLSIDE TWP
- HOBOKEN CITY
- IRVINGTON TOWN TWP
- JERSEY CITY
- KEANSBURG BORO
- KEARNY TOWN
- LAKEWOOD TWP
- LAWNSIDE BORO
- LINDENWOLD BORO
- LODI BORO
- LONG BRANCH CITY
- MANCHESTER TWP
- MILLVILLE CITY
- MONROE TWP (GLOUC.)
- MONTCLAIR TOWN
- MOUNT HOLLY TWP
- NEPTUNE CITY BORO
- NEPTUNE TWP
- NEW BRUNSWICK CITY
- NEWARK CITY
- NORTH BERGEN TWP
- OLD BRIDGE TWP
- ORANGE CITY
- PASSAIC CITY
- PATERSON CITY
- PEMBERTON TWP
- PENNS GROVE BORO
- PENNSAUKEN TWP
- PERTH AMBOY CITY
- PHILLIPSBURG TOWN
- PLAINFIELD CITY
- PLEASANTVILLE CITY
- RAHWAY CITY
- RIDGEFIELD BOROUGH
- ROSELLE BOROUGH
- SALEM CITY
- SOUTH AMBOY CITY
- TRENTON CITY
- UNION CITY
- VINELAND CITY
- WEEHAWKEN TWP
- WEST NEW YORK TOWN
- WILLINGBORO TWP
- WINSLOW TWP
- WOODBRIE TWP
- WOODBURY CITY



Source: Office of State Planning, 1999.

New Jersey Department of Community Affairs Office of State Planning

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Office of State Planning—William Bauer, Shing-Fu Hseuh, Kathleen Kelly, Mary Kleber, Denise Johnson, David Maski, Mark Pedersen, Nichole Purcell and Bill Purdie.

Map Notes

The following GIS files appear in almost every map: NJDEP Coast, 1996; *Stmun*, 1998. NJOSP/ESRI *Ä GDT Pany2*, 2001. All GIS file names appear in italics.

Employment by Municipality, page 31:

2000 employment is an estimate based on previous years. Citation is Es202 for 1980, Es202 for 2000 (based on 98 and 99 data), and 2020 is Impact Assessment. Es202 is NJDOL. Bps are Community Affairs, Buildings and Codes, 92 to 00. This data was normalized for area as per standard cartographic procedure.

Waters of New Jersey, page 39:

Wetlands are from 1995/97/Landuse/Landcover data and do not reflect year 2000 circumstances.

Drinking Water Supply Surface Sources, page 40:

GIS source files included NJDEP and NJOSP—*Lakes/NJlakes*, 1986 & 1995; Reservoirs, 9-95; *Swintakes*, 2001.

Surface Water Quality Designations, page 41:

GIS source files included NJDEP *Surface Water Quality Designations*, 2000. Category FW1 means those fresh waters, as designated in N.J.A.C. 7:9B-1.15(h) Table 6, that are to be maintained in their natural state of quality... Trout Production Waters means waters designated at N.J.A.C. 7:9B-1.15(b) through (g) for use by trout for spawning or nursery purposes during their first summer. Trout Maintenance Waters means waters designated at N.J.A.C. 7:9B-1.15(b) through (g) for the support of trout throughout the year.

Watershed Management Areas, page 42:

GIS source files included NJDEP, *WMAS* (Watershed Management Areas), 4-2000.

Developed Flood Hazard Areas, page 43:

GIS source files included NJDEP *Flood*, 12-95; 1995/97/Landuse/Landcover, 2-01.

Groundwater, page 44:

GIS source files included NJDEP Geological Survey, 2001, *Groundwater Recharge Potential* top 2 quintiles (srank = A and/or B). Watertable (unconfined) aquifer rankings, top 2 quintiles (srank = A and/or B).

Agricultural Soils, page 46:

GIS source files included NJDEP—*Soils*, 11-95; NJ Dept. of Agriculture—Prime, Statewide & Local Importance lists.

Major Roads and Congestion, page 75:

GIS Source: DOT *Majrds2*, *Hvyrds*, *Svrrds* (OSP file names), 2001. Severe congestion describes a road with traffic volumes at or beyond roadway capacity, heavy congestion describes a road with traffic volumes approaching roadway capacity as measured by the DOT Congestion Management System (CMS).

Approved Sewer Service Areas, page 76:

GIS source files included OSP and NJDEP *Sewer & Sewer*, 1997. From Future and Existing Wastewater Management Plans on file at DEP. Inclusion of an area does not necessarily mean that the system has been built. Approved is Existing and Future combined. Existing areas are presently serviced as shown on DEP WMP maps. Future areas are planned for service as shown on DEP WMP maps. Mapped areas include surface water discharge, ground water discharge greater than 20,000 gpd., mixed surface and ground water discharge.

Dwelling Units Authorized by Building Permits 1992–2000, page 83:

This data was normalized per capita as per standard cartographic procedure.

Public Open Space and Preserved Farmland, page 90:

GIS source data included NJDEP—*Fedutil*, 1991; *Newstate*, 1999, *1995/97Landuse/Landcover*, 2-01; OSP—*Splan2*, 3-01 *Open01*, 4-01; Dept. of Agriculture SADC, 2001; Various counties. Data from multiple sources and dates combined to create *Open01* (Consolidated Open Space). Ranges from Federal Land 1991 to 2001. Includes parks, wildlife preserves, state owned conservation easements, watershed management areas, utility land, Dept. of Agriculture conserved land, New Jersey Conservation Foundation land, tax-exempt open space, and county and municipal files/maps submitted for Plan Cross-acceptance.

Unprotected and Undeveloped Land in Approved Sewer Service Areas, page 91:

GIS source files included NJDEP—*Fedutil*, 1991; *Newstate*, 1999, *1995/97Landuse/Landcover*, 2-01; OSP—*Splan2*, 3-00; Dept. of Ag. SADC, 2001; OSP & DEP *Sewer & Sewer*, 1997 *Open01*, 4-01.

Unprotected land is land that is not part of the Public Open Space and Preserved Farmland as described above and not classified as wetlands in the DEP *1995/97Landuse/Landcover*. Undeveloped land is land that is not classified as urban in the DEP *1995/97Landuse/Landcover*. Sewer Service Areas as described for Sewer Service Areas map above.

Planning Regions Established by Statute, page 167:

GIS source files included NJDEP/NJGS—*Physprov* (Physiographic Provinces), 1999; Pinelands Commission—*Manareas*, 11-00.

The Highlands Special Resource Area, 172:

GIS source files included NJDEP/NJGS—*Physprov* (Physiographic Provinces), 1999. This boundary is defined by the physiographic province. Some maps define the area by civil boundaries.

Policy Map of the New Jersey State Development and Redevelopment Plan, page 182:

The State Plan Policy Map in this publication is a generalization of maps developed at 1:24,000 scale on file at the Office of State Planning. This map was developed, in part, using geographic information system digital data from the New Jersey Department of Environmental Protection and the New Jersey Pinelands Commission. GIS source files included: OSP—*Splan2*, 3-01; *Cenlne2*, 3-01; Elements of NJDEP *Coast*, 1996; *Fedutil*, 1999; *Newstate*, 1999, *PMA* (Pinelands Commission Management Areas), 11-00. Many other NJDEP files were used to define Planning Area boundaries, such as wetlands, flood plain and water body boundaries.

Developed Land, page 184:

GIS source files included NJDEP *1995/97Landuse/Landcover*, 2-01. Developed land is land that is classified as urban in the DEP *1995/97Landuse/Landcover*.

Unprotected and Undeveloped Land, page 185:

GIS source files included NJDEP—*Fedutil*, 1991; *Newstate*, 1999, *1995/97Landuse/Landcover*, 2-01; OSP—*Splan2*, 3-01 *Open01*, 4-01; Dept. of Ag. *SADC*, 2001. Unprotected and Undeveloped Land as described in the Unprotected and Undeveloped Land in Sewer Service Areas map above.

Critical Environmental Sites Historic & Cultural Sites, page 225:

GIS source files included OSP *Cenlne2*, 3-01; *PMA* (Pinelands Commission Management Areas), 11-00. CES are all polygons. HCS can be either a polygon or a point. There are a few polygons that are both a CES and HCS.

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