



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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DONNA A. RENDEIRO
Executive Director/Secretary

Resolution No. 2022-13
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Date: September 7, 2022
Patron: Thomas Wright

RESOLUTION ADOPTING WAREHOUSE GUIDANCE

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the duties of the State Planning Commission (the Commission) include, among other things, to develop and promote procedures to facilitate cooperation and coordination among State agencies, regional entities, and local governments with regard to the development of plans, programs and policies which affect land use, environmental, capital, and economic development issues, and;

WHEREAS, pursuant to the Act, the duties of the Commission also includes providing technical assistance to local governments and regional entities in order to encourage the use of the most effective and efficient planning and development review data, tools, and procedures, N.J.S.A. 52:18A-199(d), and;

WHEREAS, the Act further directs the Office of Planning Advocacy (OPA), to provide advice and assistance to regional, county, and local planning units, N.J.S.A. 52:18A-201(b)(3), and;

WHEREAS, in response to receiving a large volume of public, municipal and county requests for the Commission to provide State policy and guidance specific to the siting of large-format distribution warehouse centers for the storage and distribution of goods and products associated with the rapid growth of e-commerce and associated freight-based land uses, and;

WHEREAS, the Commission, with the support and assistance of the Executive Director and OPA staff, has thoroughly examined the issues and concerns being raised thereof, and;

WHEREAS, the Commission recognizes that logistics industries and associated distribution warehouses contribute enormous economic activity to the State in the form of jobs and ratables, and;

WHEREAS, the Commission also recognizes that the large-scale and continuing proliferation of distribution warehouses and associated freight movement has the potential for adverse impacts on local roadways, regional transportation networks, air quality, important agricultural and natural resources, environmentally constrained areas, and water quality, particularly in residential areas and Overburdened Communities both locally, and regionally, and;

WHEREAS, the OPA, in consultation with the Commission, relevant State agencies, and planning partners, has developed Warehouse Guidance, as shown in the component documents, EXHIBITS A through M attached hereto, and;

WHEREAS, the proposed Warehouse Guidance is voluntary in nature, and designed to provide local authorities with factors to consider when updating their master plans, reviewing development applications, zoning, and development standards, and;

WHEREAS, the proposed Warehouse Guidance encourages cooperation and coordination among State agencies, regional and county entities, and local government with regard to promoting a regional approach where regional impacts can be anticipated; and

WHEREAS, on June 10, 2022, the Warehouse Guidance was posted on the OPA's website, to commence a 49-day public comment period that closed on July 29th; and

WHEREAS, the Commission, having fully considered all public comments received to date, and integrated substantive input deemed appropriate, including minor revisions of a non-substantive nature as provided by OPA staff, and;

WHEREAS, in reviewing the Warehouse Guidance and public comments received therein, the Commission finds that these voluntary recommendations provide sound land use and zoning, considerations of a comprehensive nature that embody the principles of smart growth and sustainable land use in accordance with the goals and policies of the Act, and the State Development and Redevelopment Plan (State Plan), and;

WHEREAS, the Commission has determined the Warehouse Guidance as shown in the component sections, Exhibits A through M, are consistent with the Act and State Plan, pursuant to the Commission's authority, and;

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby adopts the Warehouse Guidance, attached hereto as Exhibits A through M; and

BE IT FURTHER RESOLVED, that in adopting the Warehouse Guidance, it is understood that the Commission is providing guidance only and that local authorities should carefully consider local and regional circumstances and needs, in concert with their master plans, county, and regional plans, and the Municipal Land Use Law, and in consultation with their land use planning and legal professionals, with adequate public engagement and involvement, and;

BE IT FURTHER RESOLVED, that the Warehouse Guidance does not impose any new or additional requirements that are not included in the Act or the Commission's duly promulgated regulations, nor is the Warehouse Guidance a substitute for the Act or the Commission's duly promulgated regulations for enforcement purposes; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to publish and promote these guidelines, as deemed necessary to provide the guidance as needed.

I hereby certify that this resolution was
duly adopted by the State Planning Commission
at its meeting on September 7, 2022



Donna A Rendeiro, Secretary
State Planning Commission
Dated: September 7, 2022