



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
OFFICE OF SMART GROWTH
PO Box 204
TRENTON NJ 08625-0204

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

BENJAMIN SPINELLI
Executive Director & Secretary

NEW JERSEY STATE PLANNING COMMISSION

Plan Development Subcommittee

Friday, April 18, 2008

1 p.m. – 4:00 p.m.

Mary Roebling Building

Conference Room 219/220

20 West State Street, Trenton, NJ

AGENDA

1. Call to Order
2. Open Public Meetings Act
3. Roll Call
4. Pledge of Allegiance
5. Plan Development Discussion
 - a. Organization
 - i. 2001 State Plan - was an executive summary, the full plan, and the Infrastructure Needs Assessment.
 - ii. 2004 Preliminary State Plan -was a short document which proposed changes to the Plan
 - i. 2004-2007 Cross Acceptance - The Office received over a thousand comments on the mapping, policies and organization of the plan.
 - ii. 2008 State Plan – discuss pros and cons of previous organizational structure, utility of each, proposed new organization, taking into account time constraint and resource limitations
 - b. Content
 - i. Emergent Issues – need to be addressed in some fashion
 1. Sustainability/Energy Consumption – this needs to be addressed, either in the form of a new goal or integral within every aspect of the Plan. How to state and address the issue is a core question to be addressed
 2. Strategic Planning – the need exists but how can this be achieved? Data is available from DEP on Water Supply Master Plan (draft). Is it possible to identify within growth areas or potential centers where a confluence of: available wastewater treatment, potential for mixed-use and transit oriented development and adequate supplies of potable drinking water exist and should these areas be suggested for enhanced State agency benefits while areas outside of growth areas are suggested for revenue generating sprawl tax or other disincentives?
 3. Tax Structure and Reform – each municipality having equal tax burdens invites parochial zoning to pursue “ratables” often at the expense of



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neighbors, sense of place and statewide planning goals. A statement of the problem and suggestions for solutions needs to be included.

4. State Agency Coordination – agencies are not coordinated resulting in “mixed messages” to municipalities and confusion among regulated community. A statement of the current regulatory controls of the various agencies, opportunities for consolidation/synergy among and between agencies and more effective and coordinated efforts in the future need to be assessed and addressed.
 5. State Agency Support – incentives for smart growth initiatives have been suboptimal to date and not sufficient in influencing development patterns.
 6. School Board – school development is related to the tax structure and reform discussion and may need to be handled separately.
 7. Regional Planning – the possibility for regional planning to address statewide issues needs to be examined, for example, an assessment of circulation plans in a regional context. Also, the role of counties and regional planning entities and others need to be stated. Recommendations for a greater role for regional planning entities could be examined.
- ii. The State Plan Policy Map Planning Designations
1. Planning Areas - Planning area definitions may need to be changed. An additional Planning Area may be needed.
 2. Center Designations – criteria for Designations need to be “context specific” and address the different sizes and characters of communities to give better guidance and direction on how to define boundaries, size, densities, design criteria and the like.
 3. Mapping/Sprawl Indicators – Should the map reflect the loss of land in conservation areas that occurred despite the State Plan recommendations as the same as or different than land that developed as intended by original growth designations in the State Plan?
 4. Critical Environmental Sites (CES) - In 2005, the Commission determined that for the most recent Cross Acceptance round, the minimum size of a CES would be 2 acres. However, whether they should appear in Centers in PA4, 4B, 5, and 5B in Centers has not been determined.
- iii. Implementation Mechanisms
1. Recommendations – should these be part of the State Plan or a later release of complied strategies, recommendations and the like.
 2. Regulatory Reform – is this an appropriate subject to be included in the State Plan, and if so, how should it be integrated into it.
- c. Timing and Logistics
- i. Statements of Agreements and Disagreements Report – when will it be released and how will it be disseminated and to which entities



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- ii. Final Draft State Plan – once organization is established, consultant will be available once a week in Trenton to meet with stakeholders and determine basic content and structure and periodically report on progress to the PDC
 - 1. Schedule of Development
 - 2. Responsibility for Drafting
 - 3. Responsibility for Reviewing Drafts
 - 4. State Agency and Public Member contributions
- d. Miscellaneous/Other

8. PUBLIC COMMENTS

9. ADJOURNMENT

Public comments can be submitted orally at the meeting and/or can be submitted in writing 72 hours in advance of the meeting. Comments can be sent directly to the State Planning Commission via email to osg_ed@dca.state.nj.us or to Benjamin Spinelli, Executive Director and Secretary, State Planning Commission, NJDCA Office of Smart Growth, P.O. Box 204, Trenton, NJ 08625-0204.

**The next State Planning Commission Meeting is scheduled
for Wednesday, May 21, 2008 at 1:00 a.m., Prudence Hall, Thomas Edison College
101 West State Street, Trenton, NJ**

