

Office of Smart Growth

Annual Report

FY 2008-2009



From the Executive Director

New Jersey will face a number of challenges in the coming year. Difficult questions relating to the environment, the economy, our state's social fabric, climate change, infrastructure, and energy consumption must be dealt with. All of these issues have a significant connection to the land use decisions we make at a state, regional and local level. The State Planning Commission, the Office of Smart Growth and the State Plan were created and exist to formulate and advocate for policies and strategies designed to guide New Jersey's land use with an eye towards the long-term health and sustainability of our state.

In 2009, the State Planning Commission and the Office of Smart Growth will present the first update to the State Development and Redevelopment since 2001. In addition to presenting a vision regarding what we wish or anticipate our state to look like in the future, the new State Plan will contain recommendations and discussion on the land use issues that we must deal with in the coming years. The 2009 edition of the State Plan will address the difficult concerns that face New Jersey in a forthright manner. The plan will speak to traditional land use questions such as housing, balancing environmental protection with economic development and the connections between transportation infrastructure and land use alongside developing issues such as the links between how we live and matters such as climate change, energy consumption and public health. All of these elements will be discussed in the context of long-term sustainability.

At OSG, we look forward to continuing our groundbreaking work with the state's municipalities as our staff provides technical support and advice to an extraordinarily diverse array of towns across New Jersey. Coordinating local planning with the over arching goals and policies of the State Plan, serving as a central agent to bring relevant state agencies resources and attention to local issues and advocating for the use of innovative planning approaches will remain a central focus of our efforts. We will help communities attract appropriate economic investment to their downtowns through the Main Street NJ program and Main Street's Downtown Revitalization Management Institute. Finally, we will help coordinate and facilitate Smart Growth projects that meet criteria that fit the State Plan's intentions.

New Jersey is a remarkable state. It is an incredibly diverse and vibrant place to live, work and play. Insuring that New Jersey will continue to remain competitive, both nationally and globally, as well as a great place to live will be a daunting task. The difficult challenges we face as a state will require innovative solutions. Creating appropriate answers to the tough issues facing our state is the mission of the State Planning Commission and OSG. We exist to change the status quo and create new ways to look at land use that will guide New Jersey through the difficult challenges of the 21st Century. The manner in which we tackle problems currently facing us, no matter how difficult, and anticipate the next set of challenges that our state will confront, will ultimately define our legacy to future generations of New Jersey's residents. The SPC and OSG will be working to push the boundaries of land use policy in the coming year to define a workable sustainable strategy for New Jersey that will provide a better future for our state.

Best wishes,



Benjamin L. Spinelli
Executive Director
Office of Smart Growth

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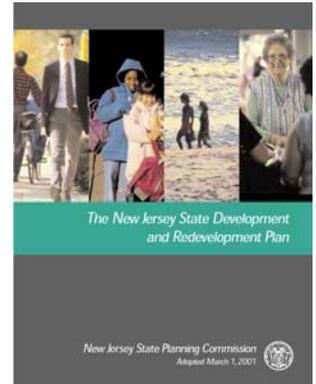
The Year in Review

Smart Growth Leadership

2008 was a year of focused smart growth leadership in New Jersey. The past year presented a number of challenges for the State Planning Commission (SPC) and the Office of Smart Growth (OSG) but was also a year of significant accomplishment. During 2008, two municipalities received Plan Endorsement: West Cape May Borough and Woolwich Township. There are over 30 active petitions for Plan Endorsement and over 50 communities have met with OSG staff to explore the Plan Endorsement process. The Plan Endorsement rules and guidelines were also revised to create a more flexible, comprehensive and practical process.

The drafting of the State Development and Redevelopment Plan (State Plan) has progressed to near completion, as OSG has retained the professional expertise of Dr. Martin Bierbaum and the New Jersey Municipal Land Use Center (MLUC) to assist in producing the State Plan. Main Street New Jersey (MSNJ) welcomed two new Main Street communities and four new partner communities to the MSNJ program. The Brownfields program upgraded and updated the New Jersey SiteMart database. OSG's interagency team, otherwise known as the Brownfields Redevelopment Interagency Team (BRIT) and the Development Opportunities Interagency Team (DOIT) provided technical support and guidance to over 20 individual smart growth projects across the state. Over 4,000 local planning and zoning board members were certified under the local planning and zoning board education program administered by OSG. Finally, the Smart Future grant program awarded \$1.9 million in planning grants to 35 different grantees to plan a better future for New Jersey.

As part of this year's successful petitions for Plan Endorsement, the SPC endorsed plans from two very different municipalities. West Cape May Borough, a relatively small municipality, presented a number of different and complex issues that were comprehensively addressed through the Plan Endorsement process. The Borough's central business district is in need of revitalization and is surrounded by globally significant environmentally sensitive lands. The Borough needed to deal with an affordable housing obligation that had been largely ignored by prior municipal administrations. West Cape May formulated a plan to protect environmental resources, designate a compact town center, take advantage of existing infrastructure, redevelop their existing downtown and meet their affordable housing obligation in a responsible and appropriate manner. The plan is both consistent with the State Plan and provides a realistic opportunity for the municipality's fair share of its affordable housing obligation.



*The future ain't
what it used to
be*

- Yogi Berra

The petition submission by Woolwich Township included the approval of a Transfer of Development Rights (TDR) program, the first in New Jersey under the State TDR Act. Woolwich was the fastest growing municipality in the State and second in the entire Northeast. Their commitment to change from the typical suburban sprawl growth pattern that had overtaken their community to a comprehensive center-based plan can now be realized. The endorsed plan provides for the preservation of over 4,000 acres of prime farmland and the creation of livable walkable mixed-use town centers is a model for many other municipalities facing the same challenges.

The update to the 2001 State Plan is long overdue. The mandatory cross-acceptance process necessary to solicit input into an updated plan from the state's 21 counties, 566 municipalities and the public had come to a standstill. Over the past two years OSG has worked with the planning departments across the state and our partner state agencies to revive and complete cross-acceptance, holding both public and staff-to-staff meetings in each of the 21 counties. We have met with the Commissioners of each State agency or department to gather their response and input. The Plan Development Committee (PDC) of the SPC has held numerous public meetings on the draft elements of the plan. A final draft State Plan will be ready for adoption in early 2009.

The MSNJ program added Newton and Somerville as full Main Street communities. Additionally, Orange, Montclair, Caldwell and Maple Shade were designated as Main Street partners. This brought the total to 32 communities around New Jersey participating in a program that brings technical expertise, private investment, public commitment and enthusiasm to revitalize the central business districts of our state's traditional cities and towns. MSNJ also operates the Downtown Revitalization Management Institute (DRMI) that brings nationally recognized experts to help the communities participating in our program improve their towns. Two day DRMI sessions were held four times this year



Ben Spinelli
Executive Director
Office of Smart Growth

OSG, through the Brownfields program, provides staff support to the Brownfields Task Force. They are responsible for maintaining the SiteMart database for the marketing and redevelopment of brownfield sites across the state. They are also responsible for advocating and formulating policies designed to bring brownfield properties back to being productive community assets rather than eyesores and health hazards. Related to this work are the activities of the OSG interagency teams. The Brownfield Inter Agency Team (BRIT) and the Development Opportunities Interagency Team (DOIT) worked with over 20 municipally supported projects over the past year. They provided guidance and access to all relevant state agencies to help facilitate the planning and construction of smart growth projects.

Smart Future planning grants totaled \$1.905 million in 2008. In this highly competitive grant round, from a vast field of viable candidates, 35 grants were awarded in 6 different categories. The awards ranged from \$30,000 to \$100,000 for projects that support the State Plan and Plan Endorsement activities.

At first there is only one lily pad in the pond, but the next day it doubles, and thereafter each descendant doubles. The pond completely fills up with lily pads in 30 days.

When is the pond exactly half-full?

On the 29th day

Recent Success Stories

Woolwich Town Center: A New Development Paradigm for New Jersey's Fastest Growing Municipality

The SPC received a petition for Plan Endorsement from Woolwich Township in Gloucester County that contained a proposal for a TDR program to preserve the Township's agricultural lands. This is the first TDR proposal to come before the SPC since the passage of the State TDR Act in 2004.

Woolwich Township is a 21 square mile rural-fringe community located in northwestern Gloucester County. The Township is traversed by State Route 322, and is the location of Exit 2 of the NJ Turnpike. Woolwich Township has realized tremendous growth pressure in the last decade, being named the fastest growing municipality in New Jersey and the second fastest in the Northeast between 2000 and 2005 according to the US Census Bureau.

The "center" of Woolwich is the Borough of Swedesboro – the whole in the proverbial donut of Woolwich. Swedesboro, however, is relatively built-out, leaving no alternative but for development to sprawl out over the Woolwich countryside. While the Township was reeling from tremendous growth in the 90's and 2000's, the local government decided to change the development paradigm for the future. In 2005, Woolwich Township was named one of the Department of Community Affairs' TDR Demonstration Projects, a response to the recently enacted State TDR Act. To assist in the TDR planning, the Township was awarded an \$110,000 Smart Future Grant from the Office of Smart Growth and a \$40,000 Planning Assistance Grant from the State TDR Bank Board. In addition to financial backing, Woolwich received a great deal of technical assistance from the Office of Smart Growth, its sister agencies, as well as the County and the Delaware Valley Regional Planning Commission (DVRPC).

What has resulted from the Township's effort is a plan for a new neo-traditional center that is designed to be a community where people can live, play and work. The new community will include a mix of housing types and uses, and will be well integrated so residents can walk and bike, and generally enjoy a more human-scale development pattern. In addition to planning for a more sustainable center-based development, the community is using TDR to permanently preserve the remaining rural lands throughout the community.

TDR is a realty transfer system where development potential in a specified preservation area can be purchased by private investors for use in a targeted growth area. In exchange for a cash

*If we don't
change direction
soon, we'll end
up where we're
going*

- Irwin Corey

payment, landowners in the preservation area place a restrictive easement on the property that will maintain the resource into perpetuity. The land in the designated receiving area can then be developed at a higher density than allowed under the baseline zoning. This process reduces the consumption of our critical resources, while still accommodating growth, and eliminates the "windfalls and wipeouts" in property values normally associated with zoning changes.

Through a great deal of dedication by local leaders and the support of the State agencies, Woolwich Township will have a truly livable community that has balanced development with preservation. Once the Plan is fully implemented, Woolwich Township will be a model of center-based planning and design, as well as comprehensive rural conservation.

Crafting the Vision Plan for the Borough of Somerville

Located in central Somerset County, the Borough of Somerville covers approximately eight square miles and is the County seat. It is a traditional borough with a rich history and conventional development pattern. The housing stock contains historic homes, modern subdivisions and some multi-family complexes set for the most part on a planned grid street system. The Borough also enjoys a traditional downtown main street that has had to respond to changing patterns of retail over the last several decades. Today, their Main Street is thriving as a result of a long-term shared vision throughout the community, and because it has been able to adapt and reinvent itself, while retaining its traditional pedestrian-scaled architecture and street design.

Somerville was first a railroad town. Like many towns, the significance of its rail station was replaced by what is now an elaborate highway network pattern surrounding the Borough. As it becomes clearer that we can no longer afford to build ourselves out of congestion, many communities across New Jersey have begun to focus back on their historic origins. The Somerville train station is once again considered to be central to the economic vitality of the borough.

One of the potential redevelopment sites in Somerville is known as the old Somerville landfill, a brownfield site within a close walk to the Somerville train station. The Borough's vision for this site is to redevelop it into a mixed-use transit-oriented development project that will add value to the Borough as a whole. In support of the Borough's vision for the Somerville landfill site, the Office of Smart Growth awarded Somerville a \$50,000 Smart Future Grant in 2004 that was matched by an equivalent value in dedicated planning consultant services provided by New Jersey Transit's Transit-Friendly Communities program. These two State initiatives built upon

*Be Bold and
Mighty Forces
Will Come to Your
Aid*

- Basil King

planning designs that were funded by the North Jersey Transportation Planning Authority and initiated by the Somerset County Planning Department to convert portions of the Somerville landfill into a mixed-use-transit oriented neighborhood. The Somerville Vision Plan is now complete, and received a 2007 Smart Growth Award from NJ Future for excellence in "Participatory Community Vision". The success of the Somerville landfill redevelopment project represents a commitment of all levels of government to look back in history while moving forward in time.

Main Street New Jersey

Main Street New Jersey provides selected communities with technical assistance and training of proven value in revitalizing historic downtowns. The program helps municipalities improve the economy, appearance and image of their central business districts through the organization of local citizens and resources. Since 1990 MSNJ Communities have benefited New Jersey in the following ways: new businesses created/expanded: 1,370; new jobs created: 8,850; building improvement projects: 3,653; private reinvestment in main street districts: \$609,040,000; and value of private volunteer hours: \$8,345,000. The State receives \$185 of local reinvestment for every \$1 spent on the MSNJ program.

2008 included addition of these newly designated MSNJ programs: Caldwell Downtown Alliance, Montclair Center Business Improvement District (BID), Main Street Newton, the Somerville DMC and Main Street Maple Shade. In addition, programs were initiated in the following municipalities: Broadway - Camden, Englewood, Merchantville, Atlantic City, Boonton, Bridgeton, Fairview - Camden, Hammonton, Glassboro, Highland Park, Monticello - Jersey City, Lawrenceville, Millville, Mount Holly, New Egypt, Ocean City, Salem, South Amboy South Orange, Vineland, Westfield, West Orange, Wildwood and Woodbury.

The MSNJ program also administers the nationally-recognized Downtown Revitalization & Management Institute (DRMI), training NJ's public and private downtown stakeholders in the art and science of revitalizing and managing their traditional mixed-use centers. In 2008, the DRMI trained over 180 attendees from across NJ.

MSNJ also manages the Downtown Business Improvement Zone Loan Fund. In 2008, It awarded nearly \$1.2 Million in loans for infrastructure, parking and streetscape improvements to Westfield and Plumsted Township. Additionally, MSNJ awarded 4 Improvement District Challenge Grants in FY 2008: Monticello Ave. (Jersey City), Mount Holly, Woodbury and Chatham.

MSNJ provided over 100 phone consultations to NJ constituents ranging from residents in Urban Enterprise Zones (UEZs) and Special Improvement Districts (SIDs) to directors and board. In addition, MSNJ serves as an important source of information on land use issues, including the topics of transit-oriented development (TOD), neighborhood revitalization and form-based codes, to numerous public officials requesting technical assistance.

MSNJ worked with the Office of Economic Growth to establish the Urban Strategy for NJ, as well as to refine the State's Economic Growth Strategy. MSNJ and OEG worked to retain key



manufacturing and technology employers in Sussex County to expand and relocate to the MSNJ District in Newton.

Cross Acceptance Update

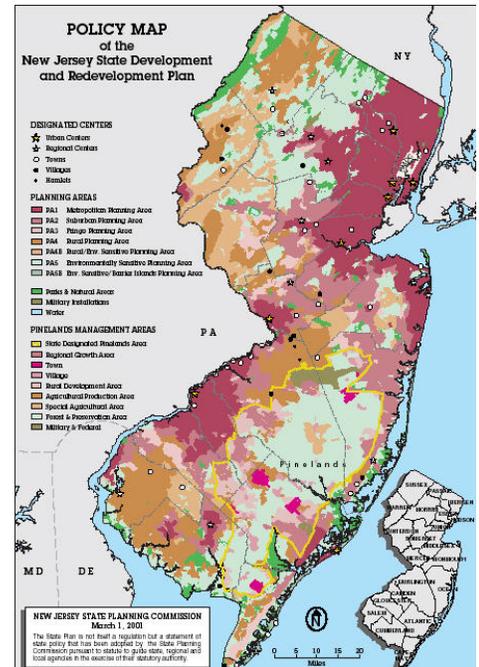
2004 marked the beginning of a new round of Cross-acceptance to update the State Plan and the State Plan Policy Map. Required every three years by the State Planning Act, Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

On April 28, 2004, the SPC approved the release of the Preliminary State Plan and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance.

Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. Compared to previous rounds of Cross-acceptance, the current round has been enhanced by changes in the State Planning Rules, which clarify the procedure for meetings, hearings, notification, and negotiation. Throughout the summer of 2004, OSG staff met with all counties and their constituencies to discuss the Preliminary State Plan and State Plan Policy Map.

Throughout 2004 and 2005, OSG and the SPC proceeded with Cross-acceptance by exchanging information with municipalities, counties and State Agencies. In 2005, the process was delayed to incorporate significant environmental information and data provided by the New Jersey Department of Environmental Protection (NJDEP). The incorporation of this data into the Preliminary State Plan Policy Map provided a better reflection of the environmental constraints that exist on the ground. This data was formally incorporated into the Preliminary State Plan Policy Map on July 19, 2006.

OSG then embarked on a rigorous meeting schedule that included internal OSG meetings, State Agency meetings, staff-to-staff negotiation meetings and public hearings for all 21 counties, as required by the State Planning Act. As of August 2007, all 21 staff-to-staff negotiation meetings have been conducted. The public hearing phase of Cross-acceptance ended in September of 2007. Cross-acceptance will officially conclude with written Statements of Agreements and Disagreements supported by each negotiating entity and the SPC. The SPC will then incorporate the negotiated agreements into the draft final State Plan.



Plan Endorsement Progress



The SPC established Plan Endorsement as a mechanism for the effective implementation of the State Plan. Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county and municipal planning efforts in achieving the goals and policies of the State Planning Act (the Act). The State Planning Rules currently structures Plan Endorsement as a two-tiered process. Under the current system, there are eight endorsed municipalities, two endorsed regional plans and one endorsed county plan (Sussex County). More than twelve municipalities are engaged in this endorsement process.

The SPC has now had time to implement and evaluate the plan endorsement process. Feedback from a variety of sources, including comments received from counties in the recent cross-acceptance process, has been considered and used to develop the new plan endorsement process. 2009 will bring Rule changes that will make the Plan Endorsement a more user-friendly, comprehensive and straight forward one-tiered process with more State agency accountability, predictable outcomes and enhanced benefits to those municipalities engaged in the process.

The new process represents a significant improvement over the prior two-tiered process. Inconsistencies among State agencies as to appropriate forms and types of submissions have been resolved. A non-interactive assessment process has been replaced with an interactive one in which deadlines, submission requirements and implementation mechanisms are agreed upon by a petitioner for plan endorsement and the SPC. The process includes active participation of relevant State Agencies in a problem solving "customer service" atmosphere. The agencies conduct a review of existing planning documents and mapping and submit comments to OSG staff. These comments are integrated into an informative "opportunities and constraints report" for petitioners. The report indicates planning issues that should be addressed in the endorsement process.

A significant change over the prior process is the inclusion of mechanisms that provide for community based planning to take place. For example, an "advisory committee" is appointed by the petitioner to be involved in planning efforts throughout the process. The petitioner must perform a series of public meetings to develop a "vision statement" that reflects a petitioner's intent with regard to its future development, within the limitations discussed in the opportunities and constraints report. Petitioners enter into a Memorandum of Understanding (MOU) and Action Plan with the State Agencies to define mutually agreed upon actions needed to achieve plan endorsement. A Plan Implementation Agreement (PIA) can also be agreed upon to satisfy long-term planning goals.

More than 50 municipalities have agreed to engage OSG in the new process. The process is designed to encourage municipalities, regions and counties to make their master plans consistent with the State Plan and to engage in cooperative regional planning. The focus of Plan Endorsement is on where and how new development and redevelopment can be accommodated in accordance with the goals of the Act.

Realizing the diversity of municipalities in the state, from the Highlands in the Northwest, coastal communities in the East, rural and agricultural areas in the South, and the urban centers located in all parts of the State, Plan Endorsement is not a one-size-fits-all process. OSG recognizes that diversity and the need to work with each municipality individually, respecting their unique character, size and location.

OSG has hosted over 100 Pre-petition meetings for municipal Plan Endorsement and 6 Pre-petition meetings for regional Plan Endorsement. In 2008, OSG successfully recommended to the SPC the endorsement of two municipalities, West Cape May (Cape May County) and Woolwich Township (Gloucester County); completed Consistency Review reports for Newton Town (Sussex County) and Plumsted Township (Ocean County); submitted back to municipalities 11 Opportunities and Constraints Reports and currently working on Municipal Self-Assessments from 3 municipalities. OSG is in the process of creating the mechanism for Endorsement of the State's special resource areas.

Plan Endorsement brings all the state agency members of the SPC to the table to review the submitted local/county/regional planning documents and coordinate state resources to help facilitate their implementation. Upon Endorsement of a municipal/county/regional or special resource plan, those entities are entitled to financial and technical incentives that will assist them to make their endorsed plan a reality. These incentives are based on the actual endorsement and may include enhanced scoring for grant funding, low-interest loans, tax credits, prioritized technical assistance, and coordinated regulatory review among the State agencies. The SPC and OSG will continue to work with the State agencies to identify additional incentives for municipalities to complete the process.



Interagency Teams Continue to Thrive

Development Opportunities Interagency Team (DOIT)

The Development Opportunities Interagency Team (DOIT), coordinated and facilitated by OSG is comprised of eleven state agencies including the New Jersey Department of Transportation (NJDOT), the Board of Public Utilities (BPU), the Economic Development Authority (EDA), the Housing & Mortgage Finance Agency (HMFA), the New Jersey Department of Environmental Protection (NJDEP), NJ Transit, the New Jersey Redevelopment Authority (NJRA), the New Jersey Environmental Infrastructure Trust (NJEIT), the Office of Economic Growth (OEG) and the New Jersey Department of Community Affairs (NJDCA). The mission of this team is to assist local officials and developers in bringing smart growth redevelopment projects to fruition in Planning Areas 1 and 2 and Designated Centers of the State Plan. The team provides support and guidance for project stakeholders. In addition, team members are available after each formal project review team meeting to work directly with developers and local officials to ensure that projects move toward completion as efficiently as possible. To date, 48 redevelopment projects have come before the team with an estimated redevelopment value of \$4.3 billion.



BRIT & Brownfields Redevelopment Task Force

Due to the overwhelming need for incentives, guidance and coordination regarding Brownfields redevelopment in the State of New Jersey, the Brownfield Redevelopment Interagency Team (BRIT) was created to assist developers, municipalities, counties and non-profits in realizing the redevelopment potential of Brownfields properties throughout the state. The BRIT is currently comprised of representatives of seventeen different state agencies and meets monthly. Member agencies include: OSG, the New Jersey Department of Agriculture (NJDA), BPU, NJDCA, the Council on Affordable Housing (COAH), HMFA, the New Jersey Department of Education (NJDOE), NJDEP, New Jersey Department of Health & Senior Services, the New Jersey Department of Labor (NJDOL), the New Jersey Department of State, NJDOT, Treasury, EDA, the New Jersey Schools Development Authority (NJSDA), NJEIT, NJRA, and NJ Transit. The team aligns its efforts with the Governor's economic growth initiatives, as well as the State Plan, and has assisted more than 170 projects with a redevelopment value of over \$7 Billion.

Recent activities of OSG's Brownfields program have centered on upgrades to NJSiteMart – the State's web-based searchable inventory of Brownfields properties and re-launching the

Brownfields program with a new image. The enhancements to SiteMart include a customer relationship management system, a larger and more user friendly searchable database of Brownfields properties throughout the State and enhanced entitlement security. Data within NJSiteMart is currently being verified and updated. By working with NJDEP, the OSG Brownfields program has expanded the inventory to include applicable open cases within NJDEP as well as list GIS coordinates for the existing inventoried properties in the database. A new logo and updated brochures have been in use for the past year and have contributed greatly to the overall appeal to potential clients. The brochures make the BRIT and SiteMart process easier to understand and guide the municipal and county governments, as well as redevelopers, to various state Brownfields programs. The Brownfields message is being delivered to a wider audience including real estate professionals, bankers, small business owners and economic development officials. OSG has also implemented a wider and more extensive outreach program to municipal and county governments to help educate them as to the advantages of inventorying and remediating Brownfields in their jurisdictions.

As the administrative arm of the Brownfields Task Force, the OSG Brownfields staff is tracking and reporting on recommendations from the Task Force and supplying analytical support for those recommendations. This includes a Metrics Program that will measure the success of Brownfields redevelopment in the State. The Task Force has been taking a proactive approach to Brownfields issues. A major focus of the Brownfields program is a well coordinated Brownfields message.



Greyfields Redevelopment Interagency Team (GRIT)

The Greyfields Redevelopment Interagency Team focused their efforts on previously developed, uncontaminated and underperforming shopping centers around the state. The team provided assistance with the identification of potential sites, design and planning grants. The sites are viewed as opportunities to create a mix of residential, commercial and community uses within a traditional main street grid network. Sites typically range in size from ten to forty acres. Over 100 potential future opportunities have been identified in New Jersey

Smart Growth Policy Team

The Smart Growth Policy Team operated as a sub-group of the Action Council for the Economy (ACE). The team made recommendations to ACE, enabling it to facilitate the alignment of member state agency policies with the principles of smart growth and within the context of the Economic Growth Strategy. The team also enhanced communication about smart growth issues to and from the Governor's Cabinet. Monthly meetings were facilitated by OSG. The meetings were co-chaired by the OSG's

Executive Director and the Smart Growth Ombudsman and Policy Advisor to the Governor. Further, OSG provided assistance to the Office of Economic Growth on key economic growth projects such as the NJ Brownfields SiteMart and the new Business Portal on the state's web site.

Interagency Policy Coordination

The policy unit continues to make strides in encouraging and improving interagency coordination on issues such as rulemaking and State Plan implementation. This year, the first Memorandum of Understanding (MOU) between the Highlands Council and the Office of Smart Growth was negotiated. It provides for information sharing and inter-agency consultation in addressing issues such as municipal conformance with the Highlands Regional Master Plan and designation of receiving areas and areas in need of redevelopment in the Highlands Region. In addition, even while legal challenges to third round rules for substantive certification remain, OSG has begun negotiating a MOU with the Council on Affordable Housing (COAH) to assure submitted plans both provide for affordable housing and are consistent with the State Plan. Efforts continue to strengthen and define working relationships among the various State agencies responsible for land use regulation and planning in order to provide clear direction to relevant public and private entities involved in land use and development throughout the State.

Bureaucracy ensures that nit-picking, insignificant things get done so that important life-changing things won't have to

- Sarah Erdman

Basic Course in Land Use Law and Planning

On July 7, 2005 an act providing for the mandatory training of New Jersey's planning and zoning officials was signed into law. OSG was charged with the administration of this large state wide initiative. The purpose of the training is to provide basic practical information that officials will need to fulfill their responsibilities. NJDCA has approved eight course providers to deliver courses. As of December 31, 2008 approximately 6,500 local planning and zoning officials have been certified by NJDCA for successfully completing this course.

External Responsibilities

OSG Executive Staff actively represents NJDCA on numerous external commissions and organizations which directly impact the quality of life in New Jersey. These include the New Jersey Environmental Infrastructure Trust (NJEIT), the Delaware Valley Regional Planning Commission (DVRPC), North Jersey Transportation Planning Authority (NJTPA), New Jersey Clean Water Council (NJCWC), Garden State Preservation Trust (GSPT) and the State Agriculture Development Committee (SADC), among others.

Available Resources and Publications

- *New Jersey Brownfields Redevelopment Resource Kit*
- *Designing New Jersey*
- *Development Opportunities Interagency Team Brochure*
- *Greyfields Redevelopment Interagency Team Brochure*
- *Smart Growth Action Kit*
- *NJ Department of Community Affairs Program Book*
- *The Redevelopment Handbook*
- *Infrastructure Needs Assessment*
- *NJ State Development and Redevelopment Plan Impact Assessment*



These useful resources are available by contacting **(609) 292-7156**

Designated Centers and Endorsed Plans

Designated Centers

Atlantic City	Metuchen
Oceanville	Milltown
Smithville	New Brunswick
Wrangleboro Estates	Allentown
Ridgefield	Asbury Park
Beverly-Delanco-Edgewater Park	Atlantic Highlands
Burlington City	Englishtown
Chesterfield	Freehold Boro
Crosswicks	Long Branch
Florence-Roebling	Manasquan
Palmyra-Riverton-East Riverton	Midtown Neptune
Riverside-Cambridge	Red Bank
Sykesville	Brick
TDR Chesterfield Township	Mystic Island
Vincetown	New Egypt
Willingboro-Edgewater Park	Parkertown
Camden	Seaside Heights
Gloucester City	Stafford
Avalon	Tuckerton
Marmora-Palermo-Beesleys Point	Waretown
Petersburg	West Creek
Seaville	Haledon
Stone Harbor	Paterson
Tuckahoe	Totowa
West Cape May	Salem City
Wildwood-North Wildwood-Wildwood	Woodstown
Crest-West Wildwood	Bound Brook/South Bound Brook
Bridgeton City	Bridgewater-Raritan-Somerville
Cedarville	Manville
Mauricetown-Haleyville	North Plainfield
Millville-Vineland	Rocky Hill
Newark	Warren
Woolwich	Watchung
Jersey City	Branchville
Flemington Boro	Byram
Hightstown	Hainesville
Hopewell	Layton
Princeton Borough and Township	Montague
Trenton	Newton
Washington Town Center	Sparta
Cranbury	Vernon
Historic Old Bridge	Elizabeth
Kingston	

Endorsed Plans

Route 130/Delaware River Corridor Strategic Plan
 Hudson County Urban Complex
 Asbury Park City
 Ocean Township
 Plainsboro Township
 Upper Township
 Sussex County Strategic Growth Plan
 Stafford Township
 Brick Township
 West Cape May Borough
 Woolwich Township

New Jersey State Planning Commission

Edward McKenna, *Chairman*

Kenneth Albert
 Robert Bowser
 Stephen Dilts
 Joseph Doria
 John Eskilson
 Shing-Fu Hsueh
 Charles Kuperus
 Mark Mauriello
 Thomas S. Michnewicz
 Patrick Morrissy
 David Rosseau
 Louise Wilson

Office of Smart Growth

Ben Spinelli, *Executive Director*

Barry Ableman	Alan Miller
Jef Buehler	Jennie Purcell
Joy Farber	John Reiser
Jason Goldberg	Donna Rendeiro
Karl Hartkopf	James Requa
Leigh Jones	Julius Richards
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Web Site

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