



# State Development and Redevelopment Plan

North Jersey Transportation Planning Authority

January 13, 2025

# About the NJ Business Action Center

## Mission

To provide exceptional technical assistance, customer service, resources, and information as advocates and mentors for New Jersey businesses of all sizes, categories, and ethnicities.

## Vision

We envision a flourishing business community, in which all stakeholders – entrepreneurs, business owners, business leaders, exporters, municipalities, state agencies, elected officials, and organizations – are able to access the vital resources that ultimately strengthen every aspect of doing business in New Jersey.

# About the NJ Business Action Center

## **Provides free, confidential, reliable assistance**

- Office of Business Advocacy – Explore
- Office of Export Promotion – Expand
- Office of Small Business Advocacy - Explain
- Office of Planning Advocacy - Enhance
- Cannabis Training Academy - Educate

Supportive services at every stage of business, regardless of size or industry, provided for thousands of businesses each year

# The State Plan



# NJ State Planning Act (NJSA 52:18A-196 et seq)

- NJSA 52:18A-200: “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...”:
  - Protect the natural resources and qualities of the State...
  - Promote development and redevelopment in a manner consistent with sound planning...
  - Consider input from State, regional, county, and municipal entities...
  - Identify areas for growth, limited growth, agriculture, open space conservation...
  - And more....

# What the State Plan is NOT....

The State Plan is not designed to overrule, negate or interfere with existing plans or regulations in communities, but it is intended to provide guidance and foster collaboration among stakeholders.

State agencies implement the State Plan through their functional plans, investment priorities, and administrative rules, while local governments implement it through their own planning objectives.

# Cross Acceptance Process Overview

## Four concurrent paths/end products

- Draft Preliminary Plan Document
- Infrastructure Needs Assessment
- Impact Assessment
- State Plan Policy Map and Mapping Protocol

## Stakeholder engagement is critical

- Early and often Stakeholder outreach
- Required 21 public meetings and 6 public hearings, per Rules

# Goals of the 2001 Plan

**Goal 1** – Revitalize the state's cities and towns

**Goal 2** – Conserve the state's natural resources and systems

**Goal 3** – Promote beneficial economic growth, development and renewal for all residents of new jersey

**Goal 4** – Protect the environment, prevent and clean up pollution

**Goal 5** – Provide adequate public facilities and services at a reasonable cost

**Goal 6** – Provide adequate housing at a reasonable cost

**Goal 7** – Preserve and enhance areas with historic, cultural, scenic, open space and recreational value

**Goal 8** – Ensure sound and integrated planning and implementation statewide

# Proposed Goals of the 2024 Plan

## 2050 Statewide Planning Goals, Strategies and Priorities

**Economic Development:** Promote economic growth that benefits all residents of New Jersey

**Housing:** Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services

**Infrastructure:** Economic opportunity through nation leading infrastructure

**Revitalization and Recentering:** Revitalize and recenter the states underutilized developed areas

**Climate Change:** Effectively address the adverse impacts of global climate change

# Proposed Goals of the 2024 Plan (cont.)

**Natural and Water Resources:** Protect, maintain, and restore the state's natural and water resources and ecosystems

**Pollution and Environmental Clean-Up:** Protect the environment, prevent and clean up pollution

**Historic and Scenic Resources:** Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value

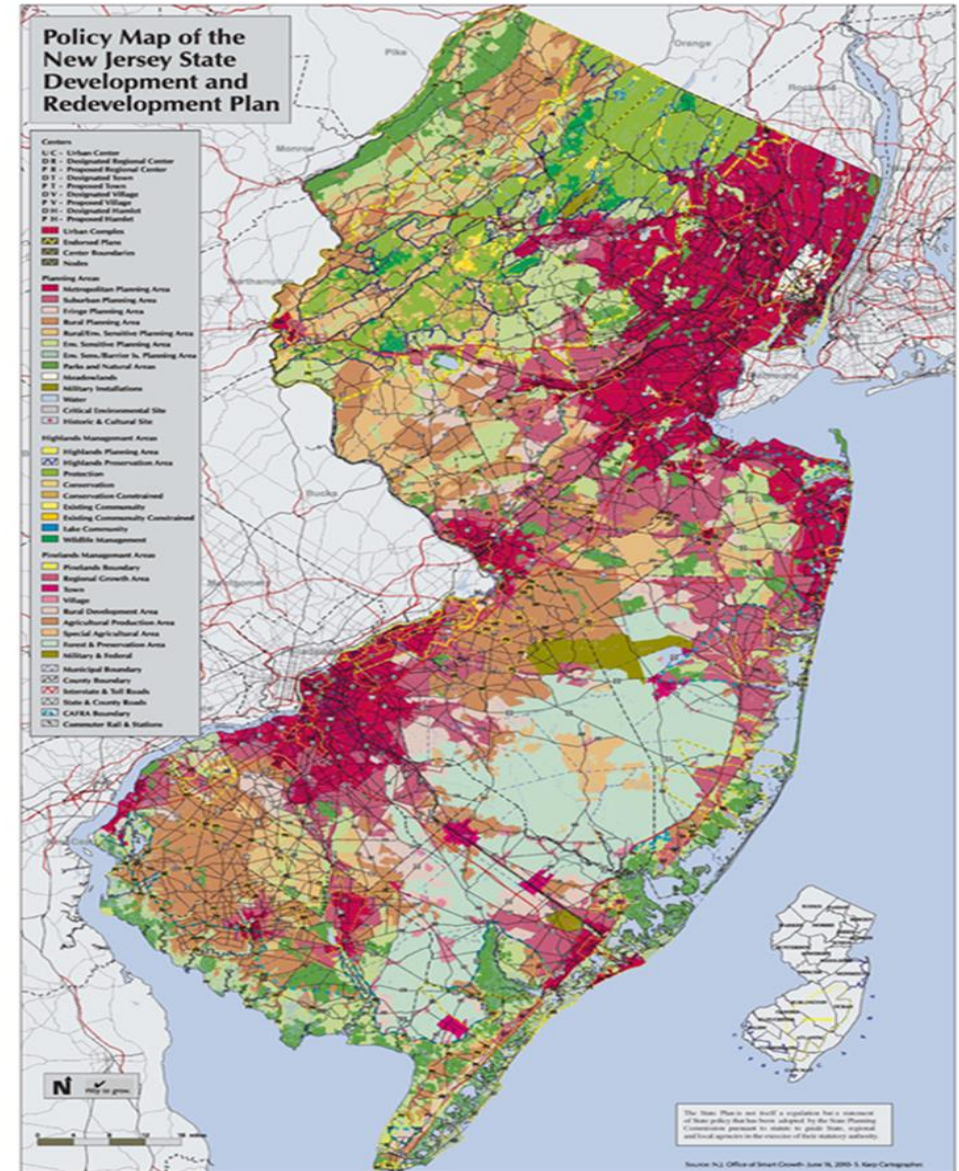
**Equity:** Implement equitable planning practices to promote thriving communities for all New Jerseyans

**Comprehensive Planning Goal:** Foster sound and integrated planning and implementation at all levels statewide

# State Plan Policy Map

While the State Planning Act does not address the State Plan Policy Map (SPPM or the Map) the Rules require a map.

- A geographic application of the goals, strategies, and policies of the Plan
- Important in interpreting smart growth areas and areas that need protection
- Historically, the implementation and development of the Map have had challenges.



# The State Plan Policy Map

- No map changes are proposed in the draft Preliminary Plan.
  - Counties and municipalities can propose mapping changes during the Cross Acceptance process
- Created a screening tool, the Smart Growth Explorer (Beta), to help inform decision makers when discussing potential map changes to ensure consistency with the goals of the draft State Plan.
- The Smart Growth Explorer (Beta) will help to identify areas suitable for development, areas suitable for conservation:
  - <https://www.nj.gov/state/bac/planning/mapping/nj-smart-growth/>

# Smart Growth Explorer Tool (Beta)

- The Smart Growth Explorer (Beta) is intended to be a screening tool:
  - Does not encompass an exhaustive list of factors.
  - Environmental factors can be considered for change in scoring if the municipality/region/entity can provide necessary documents showing the factors are inaccurate to the land or that development will not disrupt/interfere with the critical land, i.e., Habitat Suitability Determination; Environmental Impact Statement; Site Plans.
  - There are many additional factors to consider such as NJDEP's Environmental Justice's Communities exposed to Adverse Cumulative Stressors, NJ Forest Fire Service's Wildfire Threat, etc. Any factors not captured within this protocol will be assessed on a case by case basis.

# Timeline

# Cross Acceptance Timeline

## **January 16, 2024:**

OPA issued the formal Notice of Process for Cross Acceptance.

## **December 4, 2024:**

State Planning Commission approves the release of the draft Preliminary State Development and Redevelopment Plan.

## **December 6, 2024:**

Draft Preliminary State Development and Redevelopment Plan released for public comment. Cross Acceptance commences.

## **February 12, 2025 to April 16, 2025:**

Public Information Meetings will be held in each County (21 total meetings).

# Cross Acceptance Timeline (Continued)

## **Spring/Summer 2025:**

- Cross Acceptance Reports/Statements of Agreements and Disagreements
- Negotiation Phase
- State Agency Reports and Responses
- Complete INA, Phase II
- Begin Impact Assessment

## **Summer/Fall 2025:**

- Complete Impact Assessment
- Incorporate results of Cross-Acceptance into the Final Draft State Development and Redevelopment Plan
- Hold six (6) Public Hearings
- Produce the Final Draft State Development and Redevelopment Plan

## **Winter 2025 and beyond:**

- Adopt final State Development and Redevelopment Plan
- Implementation of the State Development and Redevelopment Plan

# Questions...and Thank you

