



State Development and Redevelopment Plan

New Jersey Association of Counties

April 17, 2024

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 State Planning - 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.

Process Overview

Four concurrent paths/end products

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

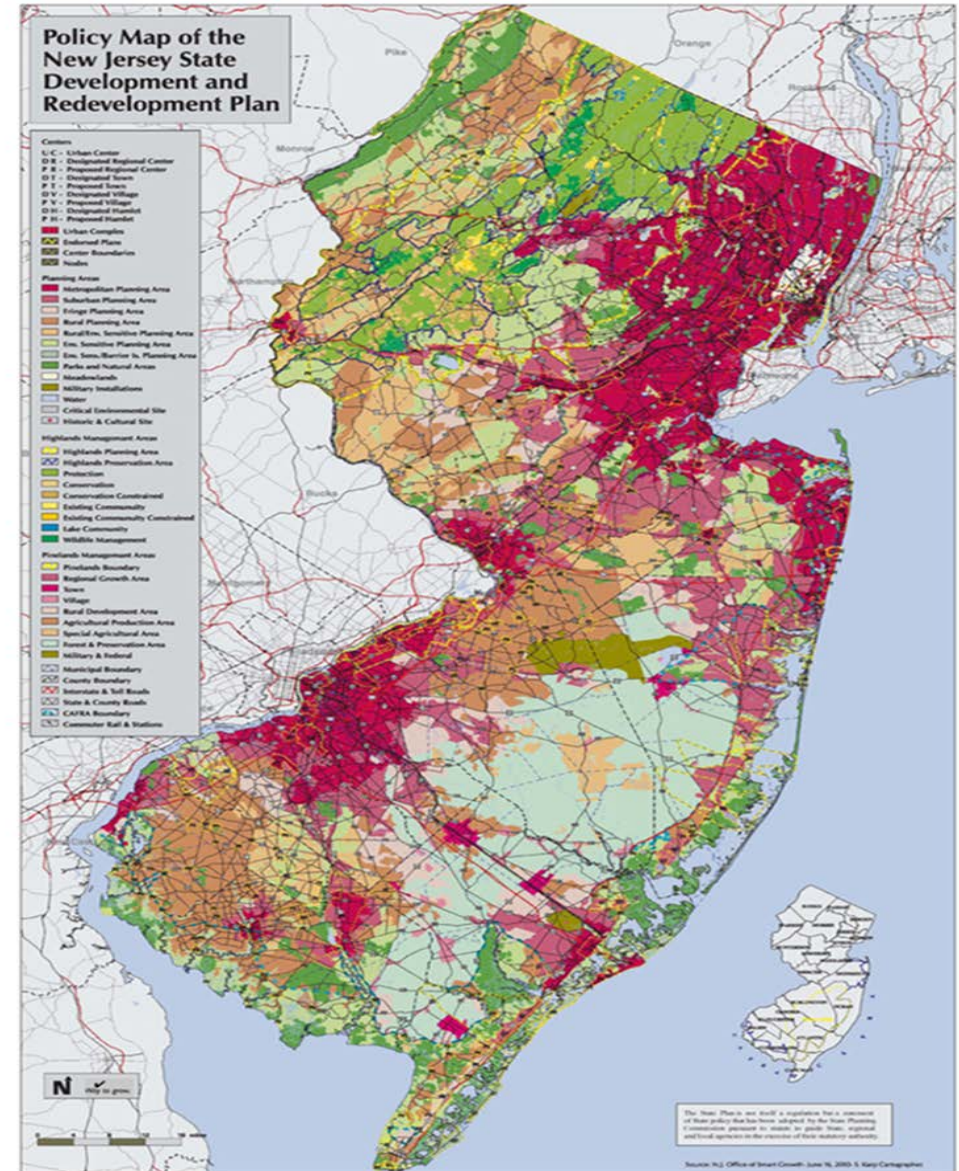
Stakeholder engagement is critical

- Early Stakeholder outreach plan
- Required 27 public hearings, per Rules

State Plan Policy Map

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

- ✓ 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

- Is largely staying the same
 - Baseline planning areas remain the same, unless they no longer meet the definition
 - To be determined during cross acceptance
- Proposing adding a screening tool to further refine where areas are suitable for development and where areas are suited for conservation, per the State Plan
 - A points system will lead to a transect to identify areas of suitable for development, areas suitable for conservation, but...
 - Likely many will fall in the middle
 - Tool will provide information regarding points that have the most impact regarding where an area lands on the transect

Suitable for Development Protocol

- Keep in mind: this is 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 should be assessed on a case by case basis.

Suitable for Development Protocol

- Two overall categories:
 - environmental factors and development/redevelopment factors
- Not an exhaustive list of factors
- the essence is to support the overall mission of creating tools for better planning outcomes across the state.

Scores between 86 and 134 are suitable for development/redevelopment

Scores between 1 and 85 should consult with the Office of Planning Advocacy

Scores between -168 and 0 are suitable for conservation

- Municipalities should refer to the 2022 Distribution Warehousing and Goods Movement Guidelines approved by the NJ State Planning Commission regarding any warehouse development interest. This guidance supersedes the Development and Redevelopment Suitability Protocol.

Suitable for Development Protocol

- In areas determined to be suitable for development/redevelopment, the NJ State Development and Redevelopment Plan recommends that development/redevelopment shall be based on equitable smart growth principles:
 - design that enhances public safety, pedestrian activity, prioritizes redevelopment in lieu of greenfield development, and reduces dependency on the automobile.
 - Mixed Land Use, Diverse housing stock (including affordable housing); Small commercial pockets that provide necessary services
 - Limiting development on lands critical to providing ecosystem services
 - Compact design that maximizes walkability and minimizes automobile vehicle miles traveled
 - Buildings that include green design principles, such as green roof, LEED
 - Equitable, environmentally just development

Timeline

Disclaimer

- The dates provided here are for illustrative purposes only.
- OPA is aiming for these dates, but they are still subject to change.

The Beginning

- OPA issued the formal Notice of Process on January 16
- OPA to present Preliminary Plan to SPC for approval on May 1
- OPA formally publishes the Preliminary Plan on May 6
- OPA waits 45 days.....
- During these 45 days:
 - Counties pass a duly authorized resolution either authorizing participation as the Negotiating Entity or a Notice of Waiver
 - Counties provide OPA a work plan if they choose to be the Negotiating Entity (Section 2.2C of the Cross-Acceptance Manual)

Resolution

Notice of Participation or Waiver

- A Notice of Participation is a duly adopted resolution of a governing body authorizing participation as the negotiating entity.
- A Notice of Waiver is a duly adopted resolution of the governing body stating its intent to forfeit and waive its statutory authority to participate.
- If a county transmits a Notice of Waiver or fails to transmit a Notice of Participation by the prescribed deadline, the SPC will designate an alternate negotiating entity for Cross-acceptance for that county.
- Counties are encouraged to consider entering into intergovernmental agreements for consolidated or coordinated participation in cross-acceptance.
 - If a county notifies OPA of its willingness to enter into such an agreement with a neighboring county, regional planning agency, or MPO, the SPC will assist the county with the preparation of appropriate agreements and the designation of a negotiating entity.

SPC Public Hearings

- No Sooner than 45 days after publication and no later than 90 days after the Preliminary Plan is published:
 - OPA must hold a public hearing in each of the 21 counties (regardless of whether the county is the Negotiating Entity).
- This means that OPA Public Hearings must be held between July 8 and September 10
- Counties are asked to work with OPA to identify possible stakeholders, provide a list of participants, engage municipal governing and planning board participation, and other related activities as identified in the Cross-Acceptance Manual 2.3A.
 - At least 45 days before the Public Hearing due to notice requirements

SPC Public Hearings

- Counties are also asked to assist OPA in identifying an appropriate venue for the Public Hearing. A questionnaire has been provided to assist with this task.
 - Please answer the first three questions as soon as possible.
 - Do you have a preference regarding approximately when in the process you'd like to be scheduled?
 - Do you have any specific black-out days that need to be avoided?
 - Does your county prefer the public hearing time to be during the morning, afternoon, or early evening?
 - The remaining questions should be considered as you consider recommended venues.

GANTT CHART

TASK	ASSIGNED TO	PROGRESS	START	END	COUNTY	LEGAL AD DUE TO NEWSPAPER AT LEAST 1 WEEK PRIOR TO PUBLICATION	LEGAL AD TO BE PUBLISHED 30 BUS. DAYS BEFORE HEARING	PUBLIC HEARING DATE
Public Hearings (21)								
Work with the County to Identify a location for the OPA Public Hearing and Items in CA Manual Section 2.3A*	OPA/Negotiating Entity	0%	2/1/24	6/1/24	A	4/18/2024	4/29/2024	6/11/2024
						4/19/2024	4/30/2024	6/12/2024
						4/22/2024	5/1/2024	6/13/2024
						4/24/2024	5/3/2024	6/17/2024
						4/25/2024	5/6/2024	6/18/2024
					B	4/26/2024	5/7/2024	6/20/2024
						4/29/2024	5/8/2024	6/21/2024
						4/30/2024	5/9/2024	6/24/2024
						5/1/2024	5/10/2024	6/25/2024
						5/2/2024	5/13/2024	6/26/2024
					C	5/3/2024	5/14/2024	6/27/2024
						5/6/2024	5/15/2024	6/28/2024
						5/7/2024	5/16/2024	7/1/2024
						5/8/2024	5/17/2024	7/2/2024
						5/9/2024	5/20/2024	7/3/2024
OPA Public Hearings co-hosted by Negotiating Entity*	OPA/Negotiating Entity	0%	6/11/24	8/15/24				
OPA Issues Public Hearing Notice*	OPA	0%	4/18/24	6/24/24				
Notice to be placed in Local Newspaper-Legal Ad								
Negotiating entity distributes public notice received from OPA*	Negotiating Entity	0%	4/18/24	6/24/24				

Municipal Meetings/ Draft CART



Municipal Meetings

- The purpose of the municipal meetings is working sessions between the Negotiating Entity and the municipalities
 - The review of municipal master plans, identification of statements of agreements and disagreements, and review of the mapping protocols are the subject of these meetings.
- The municipal meetings can be structured to fit the needs of the Negotiating Entity.
 - Some examples are individual municipal meetings, group meetings of municipalities with like characteristics or geography or group meetings for all municipalities with 2 or 3 alternative dates.
- The end product as a result of these meetings should be the CART draft

C.A.R.T.

- The Cross-Acceptance Response Template has been simplified from the previously required hard copy report to an online document that can be filled out and submitted to the SPC.
- The template can be found at: www.publicinput.com/njstateplan
- A municipal resolution is only necessary if the municipality is not satisfied with the CART prepared by the Negotiating Entity.
 - If the Negotiating Entity does not file a CART, the municipality may file a separate report after holding a public meeting or hearing with notice.

GANTT CHART

TASK	ASSIGNED TO	PROGRESS	START	END
Municipal Meetings				
Convene municipal meetings* Throughout the process (schedule should be submitted to OPA with proposed work program)	Negotiating Entity/Municipalities	0%	4/8/24	7/31/24
Negotiating Entity to begin discussion with Municipalities*				
DRAFT Cross Acceptance Response Template (CART)				
Draft Cross-Acceptance Response Template * A. Negotiating entity to complete the Cross-Acceptance Response Template B. Remind municipalities of their right to file dissenting Response Templates Date: TBD between Negotiating Entity and OPA 30 days after the negotiating entity holds their 1st public meeting	Negotiating Entity/Municipalities	0%	4/8/24	7/31/24

County Public Meeting/Final CART



County Public Meeting/Final CART

- The governing body or the Negotiating Entity must authorize the transmittal of a Cross-Acceptance Response Template to the SPC at a public meeting or hearing.
 - Can be part of a regularly scheduled meeting, as a separate agenda item
- Draft CART due to OPA 30 days after Negotiating Entity's 1st Public Meeting but can be submitted earlier
- Final CART due to OPA 45 days after Negotiating Entity's 1st Public Meeting
 - The Negotiating Entity can request an extension

GANTT CHART

TASK	ASSIGNED TO	PROGRESS	START	END
County Public Meetings				
Convene county meeting* Throughout the process (schedule should be submitted to OPA with proposed work program) Meetings can be held during regularly scheduled meetings of the governing body or planning board as an added agenda item. Notice of meeting should be submitted to OPA as soon as date is known.	Negotiating Entity/Municipalities	0%	5/15/24	8/15/24
FINAL Cross Acceptance Response Template (CART)				
Authorized for transmittal to the SPC by resolution of the negotiating entity at a public meeting; same distribution as draft Response Template.* Date: TBD between Negotiating Entity and OPA 45 days after negotiating entity holds their 1st public meeting	Negotiating Entity	0%	7/1/24	10/1/24

And Then....

And then....

- Negotiations
- Impact Assessment
- Draft Final Plan and Infrastructure Needs Assessment (INA)
- Public Hearings (6)
- Final Approval/SDRP adopted by SPC (YAY!)
- REMINDER: Please check www.publicinput.com/njstateplan for documents and updates periodically

Questions....and Thank you

