

**~ American Littoral Society ~ Association of New Jersey Environmental Commissions ~
Clean Ocean Action ~ Coalition for Affordable Housing and the Environment ~
Housing and Community Development Network of NJ ~ New Jersey Future ~
New Jersey Audubon ~ New Jersey Conservation Foundation ~ New Jersey Environmental
Federation ~ New Jersey Highlands Coalition ~ Pinelands Preservation Alliance ~
PlanSmart NJ ~ Regional Plan Association ~ Stonybrook-Millstone Watershed Association
~ Tri-State Transportation Campaign ~ Trust for Public Land**

Jon S. Corzine
Corzine '09
1 Gateway Center, Suite 1102
Newark, NJ 07102

Chris Christie
Christie for Governor Headquarters
1719 Route 10 East, Suite 126
Parsippany, NJ 07054

Chris Daggett
Chris Daggett for Governor
216-B2 Stelton Road
Piscataway, NJ 08854

Dear Governor Corzine, Mr. Christie, and Mr. Daggett,

Sixteen environmental, planning and housing organizations have come together to create the enclosed policy agenda for creating a prosperous New Jersey through better land and water policies. This is an integrated policy agenda that addresses energy, transportation, natural resources, housing and economic prosperity. We ask you to review this agenda and include its policies into your thoughts, statements and actions now during the gubernatorial campaign and, most important, when the campaigning is done and governing resumes. We will be following up and look forward to hearing your response to this agenda.

Sincerely,



Tim Dillingham
Executive Director
American Littoral Society



Peter Kasabach
Executive Director
New Jersey Future.



Sandy Batty
Executive Director
Association of New Jersey Environmental Commissions.



Eric Stiles
Vice President for Conservation and Stewardship
New Jersey Audubon



Cindy Zipf
Executive Director
Clean Ocean Action



Michele Byers
Executive Director
New Jersey Conservation Foundation



Judy Remington
Executive Director
Coalition for Affordable Housing and the Environment



Amy Goldsmith
Executive Director
New Jersey Environmental Federation



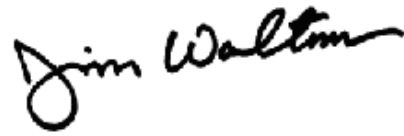
Diane Sterner
Executive Director
Housing and Community Development Network of NJ



Julia Somers
Executive Director
New Jersey Highlands Coalition



Carlton Montgomery
Executive Director
Pinelands Preservation Alliance



Jim Waltman
Executive Director
Stonybrook-Millstone Watershed Association



Dianne R. Brake
President
PlanSmart NJ
(the new name for the Regional Planning Partnership)



Kate Slevin
Executive Director
Tri-State Transportation Campaign



Carlos Rodrigues
Executive Director
Regional Plan Association



Anthony Cucchi
New Jersey State Director
Trust for Public Land

The Next Governor of New Jersey

The next Governor of New Jersey will set the stage for our economic and social health for years to come. Each of the candidates has articulated ideas and positions, but the most basic and important questions have yet to be meaningfully addressed.

- What will the candidate do as governor to insure that access to government be fairer, and less controlled by the same interests that have always prevailed and that are giving us the same results we are getting? Will decisions continue to be made to meet narrow interests of those that have the most powerful voices and the most access to government? Or will we get all the options on the table to make decisions that meet our shared interests and the needs of the public?
- How will the candidate provide leadership that truly looks at the big picture? How does the candidate propose to end the practice of looking at each issue or project in isolation from what benefits it actually delivers to the state as a whole? We need leadership that recognizes that our economy is linked to how, what and where we build, how we use and protect our land, air and water, how we develop transportation and energy. How will we maintain the vital economic, cultural and natural resources and assets that are vital to New Jersey?
- What does the candidate really mean by “economic development”? More of the same, with decisions made to meet the near-term economic interests of powerful groups? Or, do they mean protecting and building from our shared assets, to increase our shared prosperity? How will the candidate insure that groups that have too long been left out of decision making be included in the future of New Jersey that is better for all?

In the coming year, there are many key decisions facing our state leaders that will impact the land and water that we all share – that provides us clean air, clean water, sustenance, recreation, housing, transportation, jobs, and energy.

Because of the critical timing and importance of these decisions, a diverse coalition of nonprofit groups working on a wide range of issues came together to reach consensus on what needs to be done now. The result is a shared agenda to improve New Jersey’s physical, economic, and social conditions for the long term. Before the end of 2010, the next Governor should take specific actions to:

Enact clean energy policies

Provide more transportation options

Support compact development and housing that is affordable

Protect our natural resources

Focus the State’s Administration on unified goals for New Jersey’s future

Enact clean energy policies to reduce dependence on fossil fuels and combat global warming. Seeking new ways to increase energy efficiency, reduce consumption and produce more energy from renewable sources will save money, create new jobs and improve the environment. New Jersey has established an Energy Master Plan and a Global Warming Response Act – but it remains an open question whether the citizens of New Jersey will get the actions they specify. We can build on our assets to develop new industry, new jobs and new economic opportunities – if we make energy decisions that protect our water, air, and critical natural areas.

1. Implement the state’s Energy Master Plan for energy efficiency, renewable energy generation, green energy jobs, energy independence, energy conservation, and reduced greenhouse gas emissions, and provide overarching leadership and coordination from the Governor to adopt an implementation plan to meet the state’s 2050 greenhouse gas reduction goals by the statutory June 2010 deadline, placing additional emphasis on energy efficiency, land use and transportation..
2. Develop and implement an effective state and regional land use planning framework for development patterns that reduce carbon emissions from heating and cooling and transportation
3. Reject any new fossil fuel facility in the ocean or coal-fired power plant on land.

Provide more transportation options. Our transportation network is the backbone of our economy and our livelihoods, and our over-reliance on automobiles is a drag on both of these. The people of New Jersey want better options for getting where they need to be: complete streets that serve the needs of everyone -- pedestrians, bicyclists, motorists and transit riders.

4. Create and re-authorize a new and improved Transportation Trust Fund that emphasizes a stronger connection to land use that will support transit and help meet our 2050 Greenhouse Gas emissions targets.

Support compact development in the right places and housing that is affordable. We must increase the prosperity of our older communities with investments that will improve our

economy and our lives. Foreclosures continue to plague our families and neighborhoods. And still, tens of thousands of people are struggling to find a place to live that they can afford. We need policy that encourages a housing market for everyone, and recognizes that what and where we build affects our land and water, economic disparities among communities, our transportation choices and energy use.

5. Enact lender foreclosure fee legislation to provide resources for foreclosure interventions that will keep people in their homes and neighborhoods stable.
6. Ensure that new developments are mixed-income, with a minimum of 20% of the units in new developments affordable to low and moderate income households
7. Reform the Council on Affordable Housing, and appoint State Housing Commission members who can look at the big picture, and within six months recommend a plan to overcome impediments to producing affordable housing while respecting environmental constraints.

Protect our natural resources. Our natural resources are the foundation for healthy communities and a robust economy. New Jersey is on track to be the first state to have every inch and acre of unprotected land developed. Each year from 1995 to 2002, over 15,000 acres of forest, farms and wetlands were lost, converted into developed land.

We can't let this happen. Crucial decisions about where and how to grow cannot be made in isolation from each other – we have to look at the big picture, and make public decisions to protect our natural spaces, our drinking water, our shorelands, and our health.

8. Pass the short-term open space funding measure and establish a stable, long-term funding mechanism for open space including acquisition, capital improvements and operations.
9. Complete and implement the statewide water supply master plan, and repair old water infrastructure systems.
10. Reduce pollution from over-use of fertilizer, from storm water run-off, and from outdated construction standards.

Focus the State's Administration on unified goals for New Jersey's future. Too many rules and decisions of government conflict with or under-cut each other. We can't afford to continue making short-term, narrow decisions about natural resources, transportation, development, housing, and energy. We need solutions that improve all of these. State government must take a more comprehensive approach, to benefit all the citizens of New Jersey and the next generation.

11. Revive and reform the State Planning Commission and Office of Smart Growth so they can carry out their missions of state level comprehensive planning.
12. Appoint people who have an understanding of and a demonstrated commitment to the statutory mission of the environmental, transportation and planning agencies and commissions of the state, have established qualifications and credibility for the specific category for representation, and have no conflicts of interest.