

New Jersey's State Plan: Where We Are and What's Next

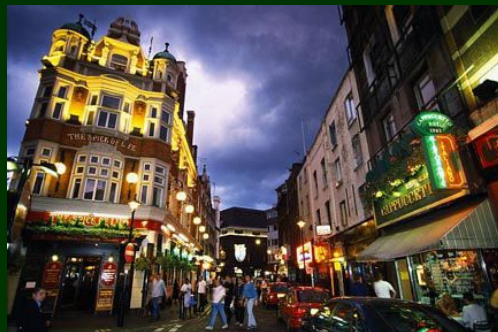
November 6, 2009

Presented by Peter Kasabach

NJAPA Annual Conference



Where and How We Grow



State Plan Governed by the State Planning Act

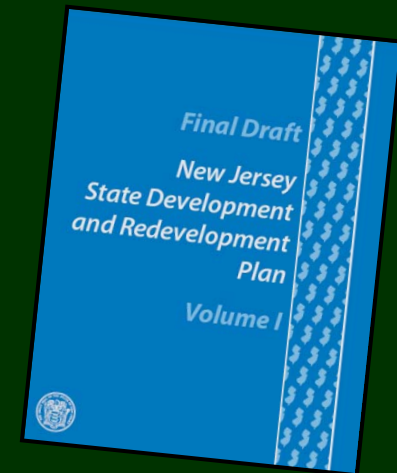
Changes Needed

- 1) Create measurable state planning outcomes, not just goals
- 2) Simplify the state plan map to better concentrate growth and coordinate with other land use plans
- 3) Reposition the State Planning Commission to provide better state-level coordination
- 4) Streamline the local state plan conformance process

What We Have Now

Goals

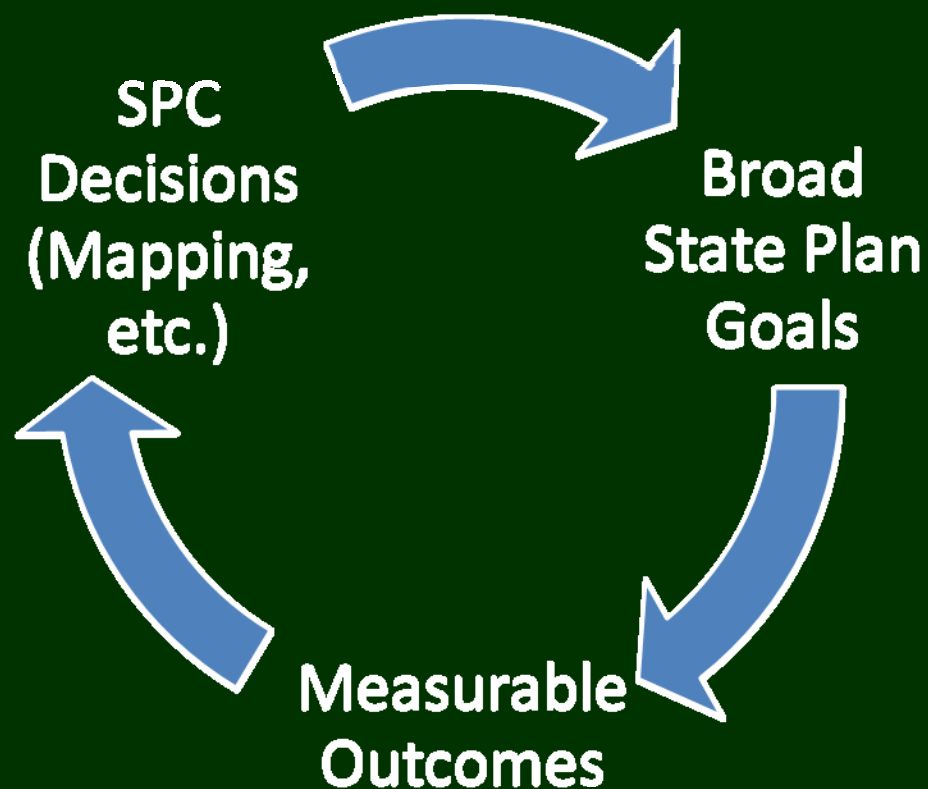
1. Revitalize the State's Cities and Towns
2. Conserve the State's Natural Resources and Systems
3. Promote Beneficial Economic Growth
4. Protect the Environment, Prevent and Clean up Pollution
5. Provide Adequate Public Facilities and Services at a Reasonable Cost
6. Provide Adequate Housing at a Reasonable Cost
7. Preserve and Enhance Areas with Historic, Cultural, Scenic Open Space and Recreational Value
8. Ensure Sound, Coordinated and Integrated Statewide Planning
9. Increase Energy Efficiencies and Reduce Greenhouse Gas Emissions



2008 Final Draft State Plan



What's Needed: Measurable Outcomes



Sample Outcome: reduce auto-dependency

✓ Supports several State Plan goals:

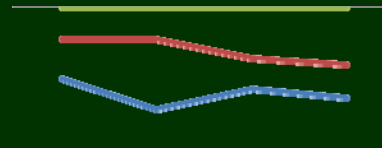
1. *Revitalize the State's Cities and Towns*
2. *Conserve the State's Natural Resources & Systems*
5. *Provide Adequate Public Facilities and Services at a Reasonable Cost*
7. *Preserve and Enhance Areas with Historic, Cultural, Open Space, etc.*
9. *Increase Energy Efficiencies and Reduce GHG Emissions*

✓ Quantifiable and Measurable

Mode Share

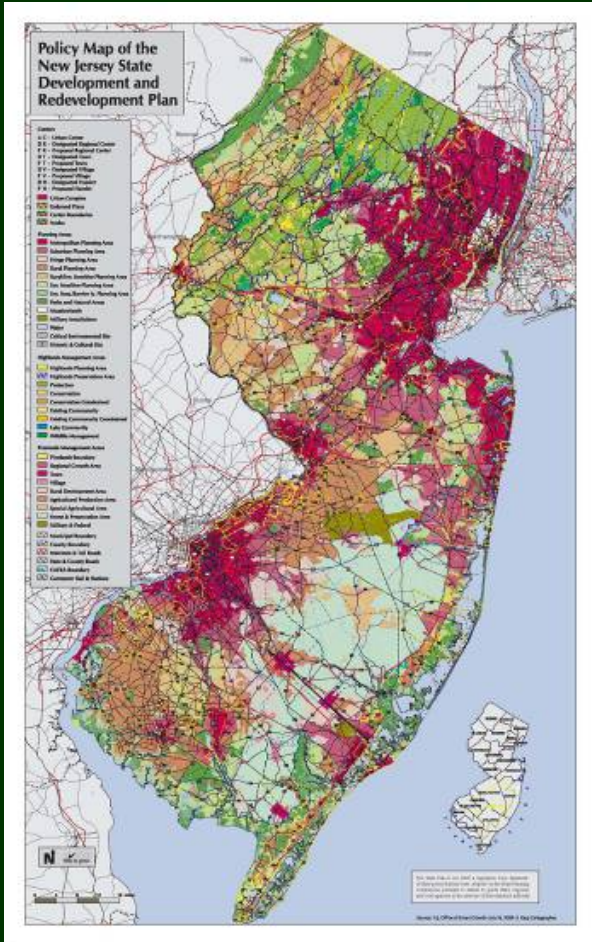


VMT per capita



✓ Can be addressed through mapping

Simplify the Map



5 Planning Areas (7 including 4B and 5B)

State policies that group these into two general categories: growth and conservation

Lack of buy-in and clarity

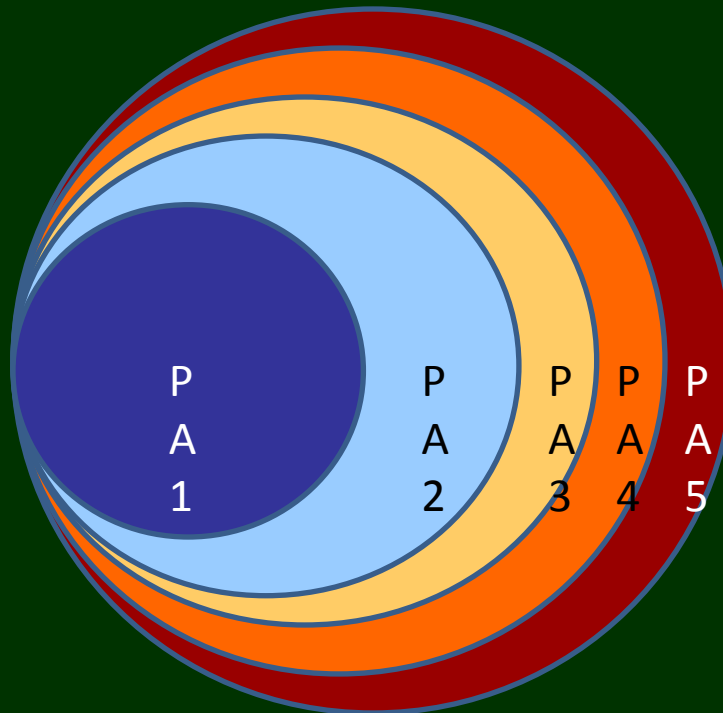
What we need: Simple Map

- Growth Areas and Conservation Areas
- Centers and Critical Environmental Sites
- Standards for development for each area



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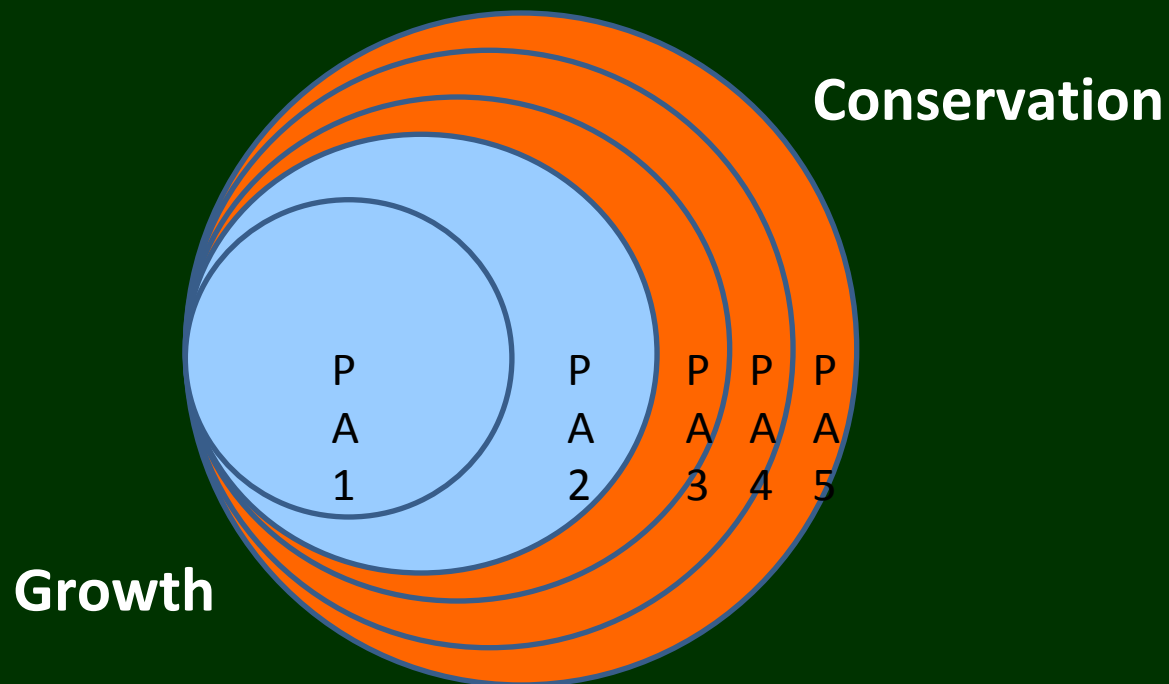
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Collapse
existing
planning
areas

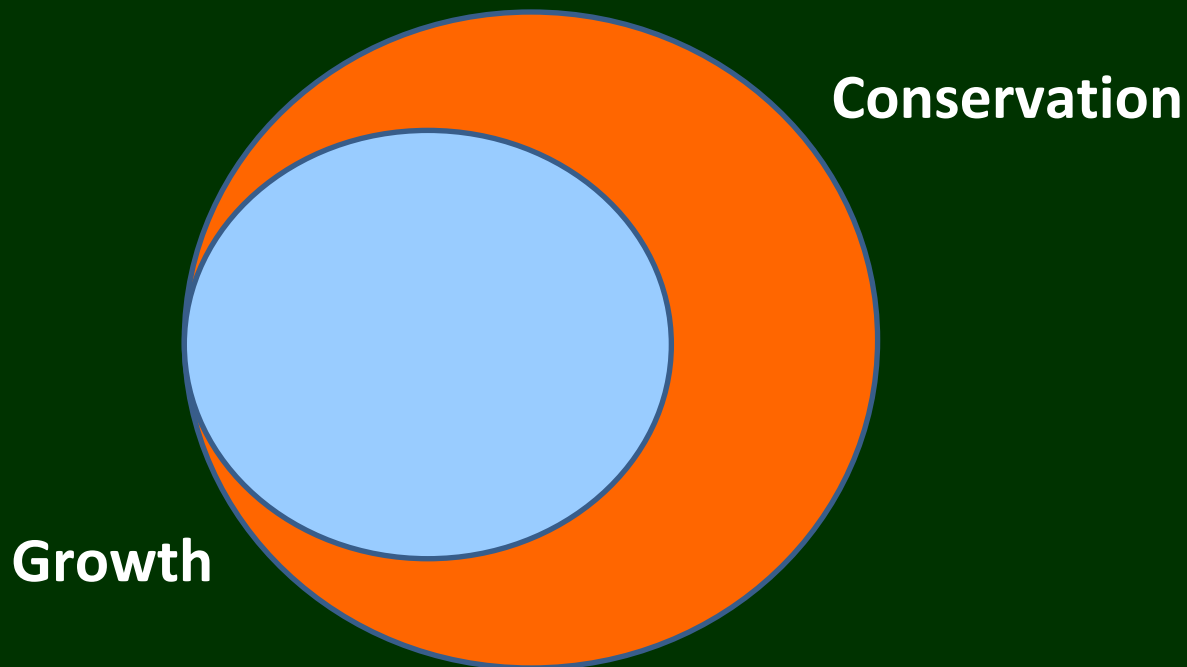
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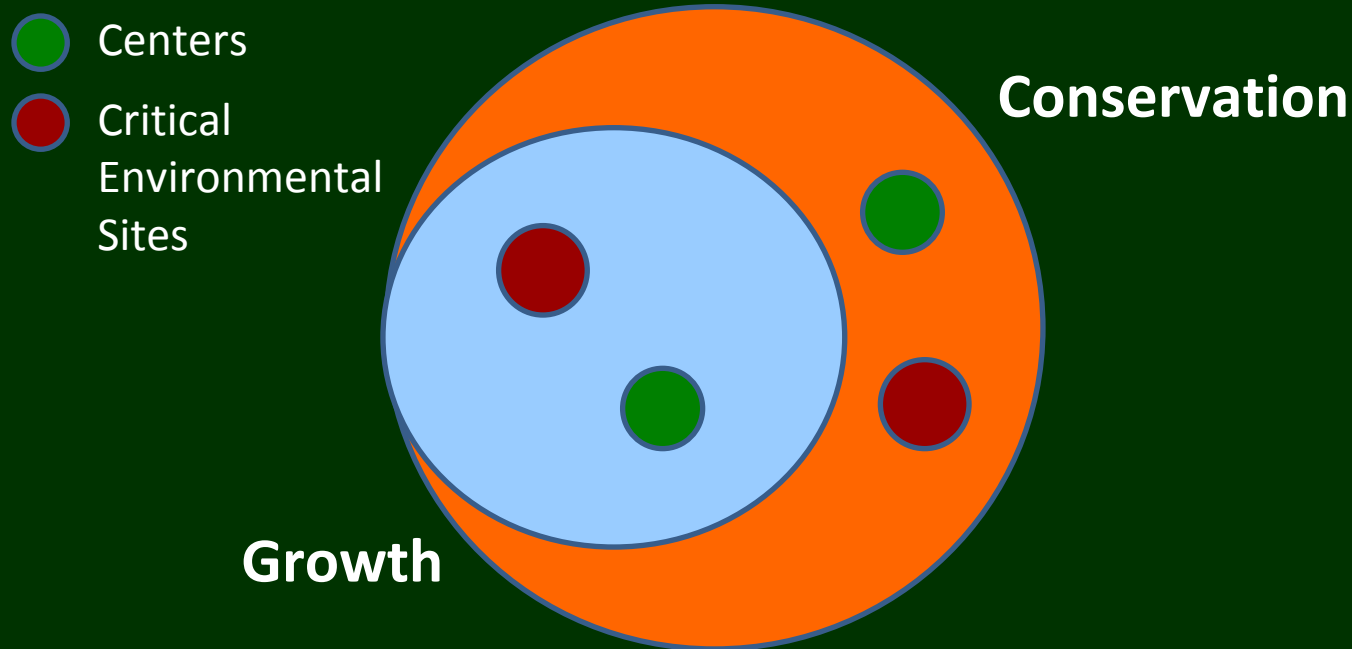
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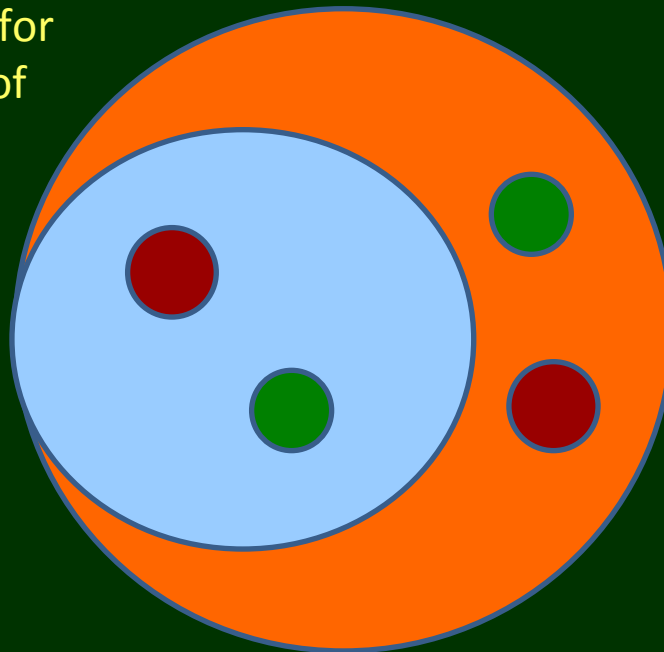


What we need: Simple Map

- Growth Areas and Conservation Areas
- Centers and Critical Environmental Sites
- Standards for development for each area

Adding standards for
types, intensities of
development

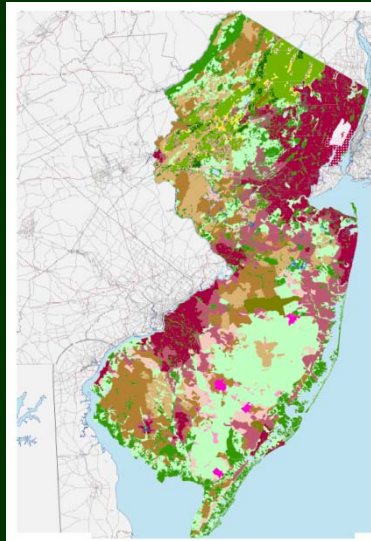
To achieve
growth-
related
Outcomes



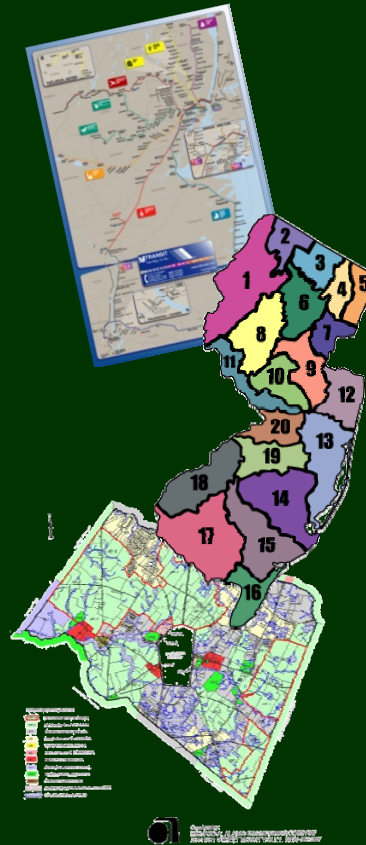
To achieve
conservation
outcomes

Comprehensive Planning and Conflict Resolution

1. Start with newest State Plan map



2. Overlay new information



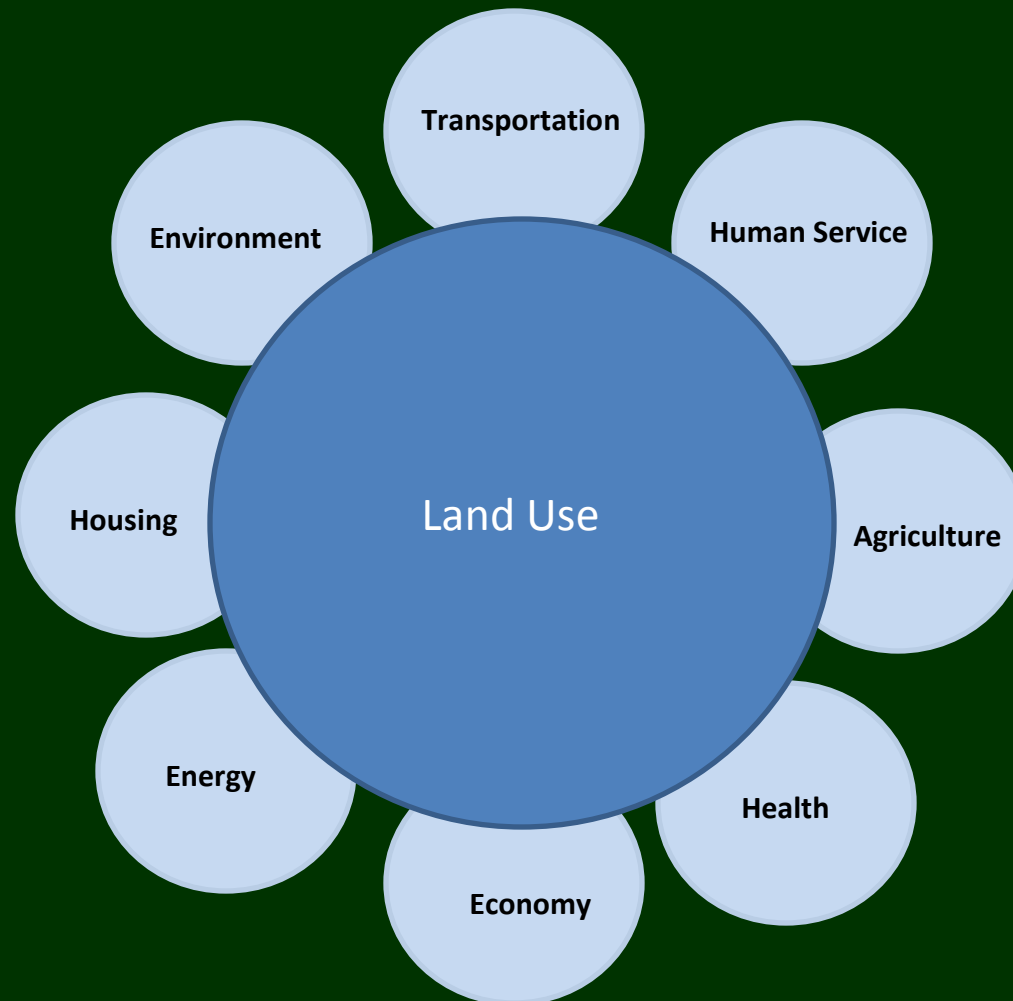
3. Use rules based on outcomes to resolve conflicts and draft the map



4. Discuss and verify with others



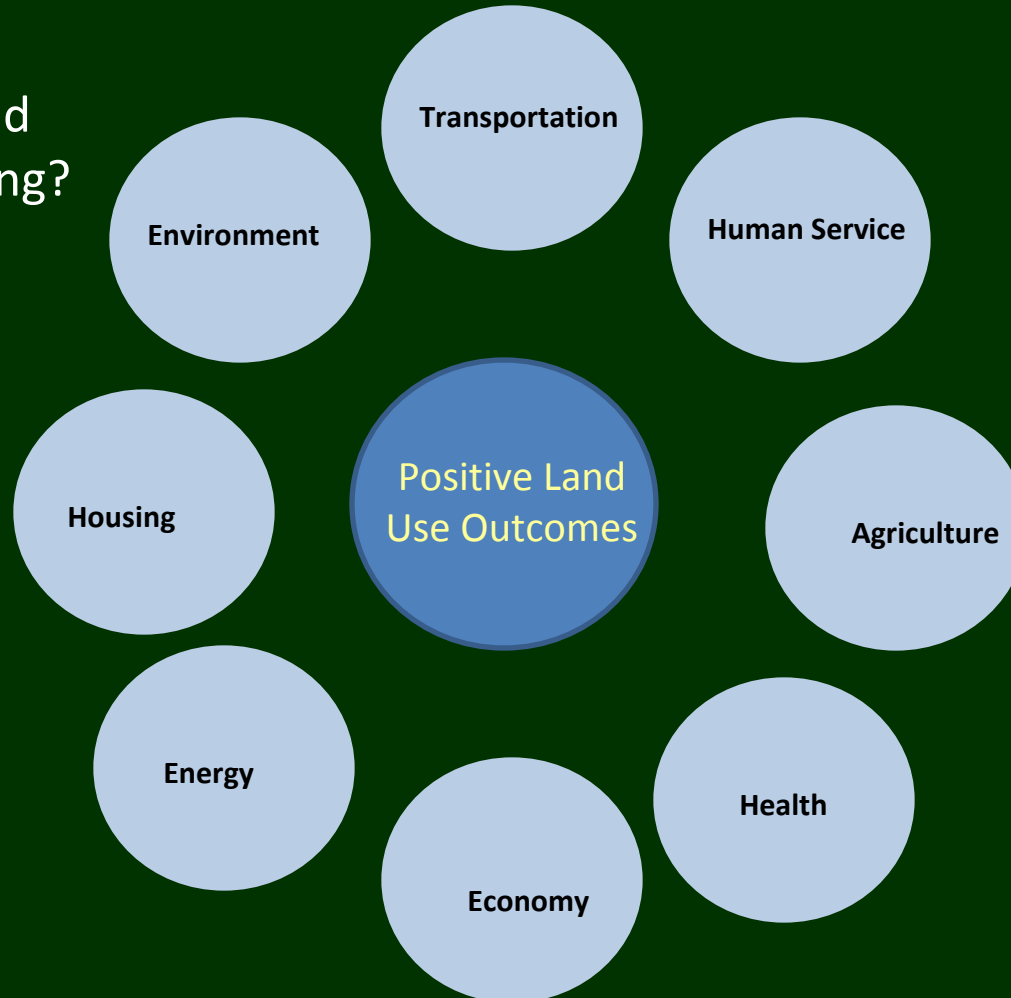
State Coordination vs. State Silos



Considerations for State Level Coordination

Guiding
Regulations and
Capital Spending?

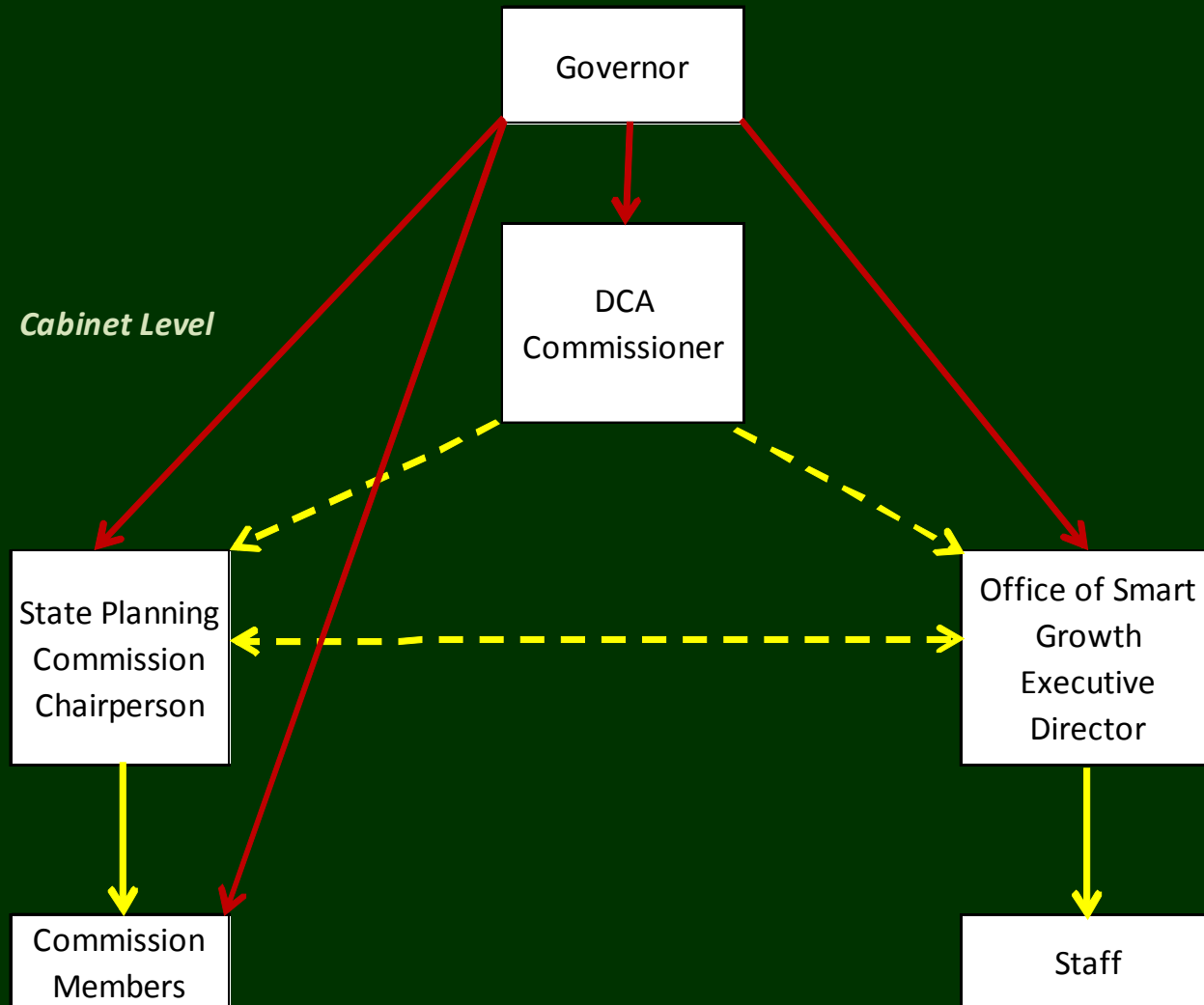
Balancing core
missions and state
plan outcomes?



Role of SPC?
Role of
Governor?

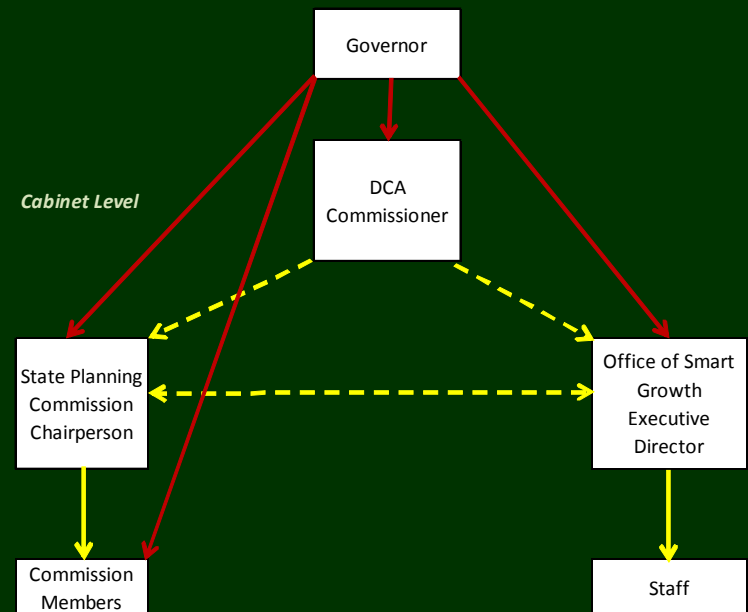
Structure of
SPC?

What We Have Now



Shortcomings of What We Have Now

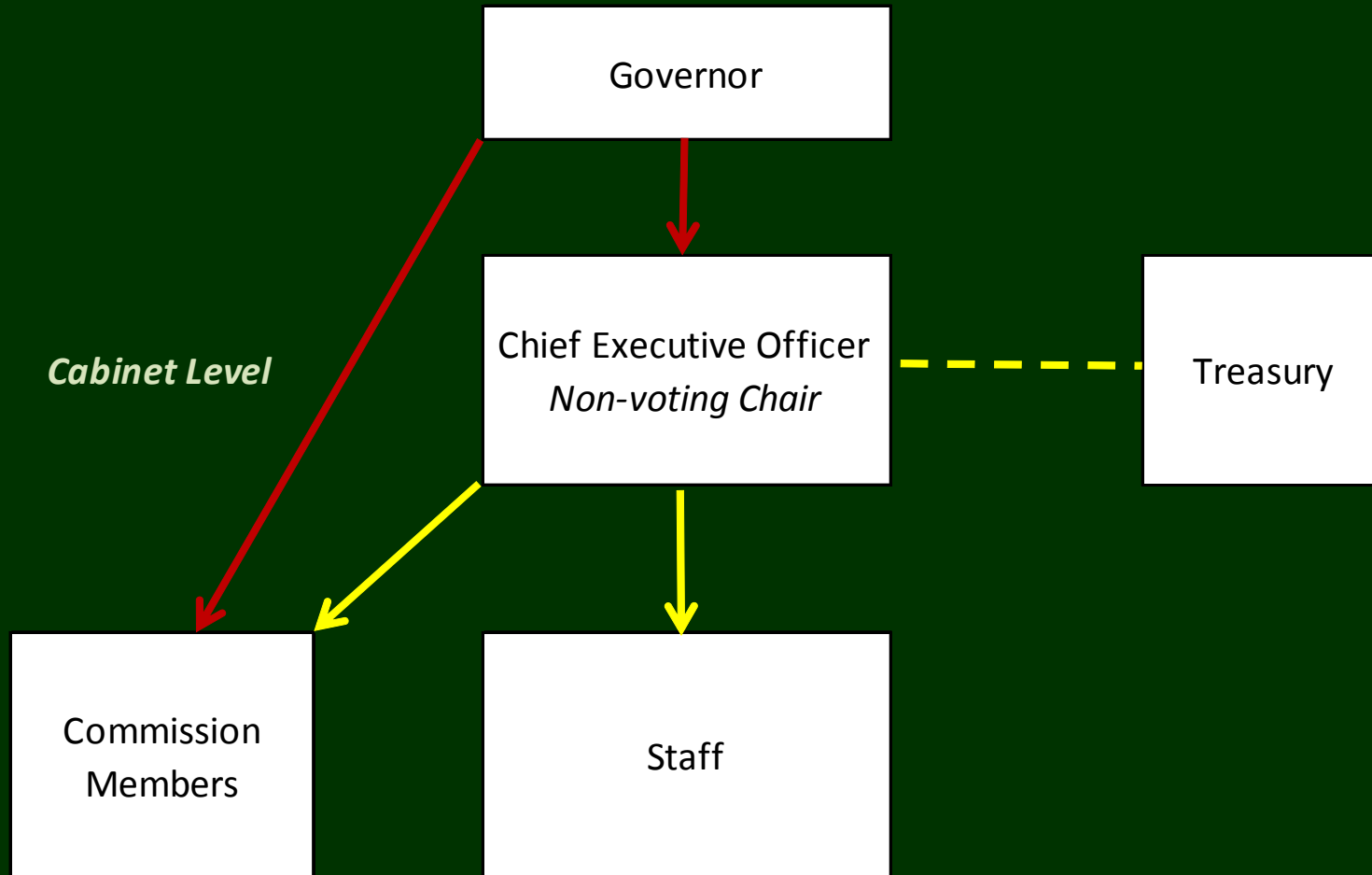
- The separation of the Commission from the staff leads to confusion and mission creep
- Commission lacks independence to act as a neutral advocate for the State Plan
- Commission lacks the stature to coordinate on a peer-to-peer level with other departments
- Commission lacks the authority to effectively challenge departments to conform to the State Plan
- The statutory mandate to update the State Plan through cross-acceptance every three years is too time and resource intensive



Addressing Shortcomings

- The separation of the Commission from the staff leads to confusion and mission creep.
1) **Consolidate the Office of Smart Growth back into the State Planning Commission, like most state commissions.**
- Commission lacks independence to act as a neutral advocate for the State Plan.
2) **Move the State Planning Commission in, but not of, Treasury and re-focus the staff on state level planning and regional coordination.**
- Commission lacks the stature to coordinate on a peer-to-peer level with other departments. 3) **Create the Chief Executive Officer as a cabinet-level position that oversees the staff, and is the non-voting chair of the Commission.**
- Commission lacks the authority to effectively challenge departments to conform to the State Plan. 4) **Give the Commission the authority to broker state department actions for consistency with the State Plan outcomes.**
- The statutory mandate to update the State Plan through cross-acceptance every three years is too time and resource intensive. 5) **Change the State Plan update cycle to every ten years.**

Proposed Structure

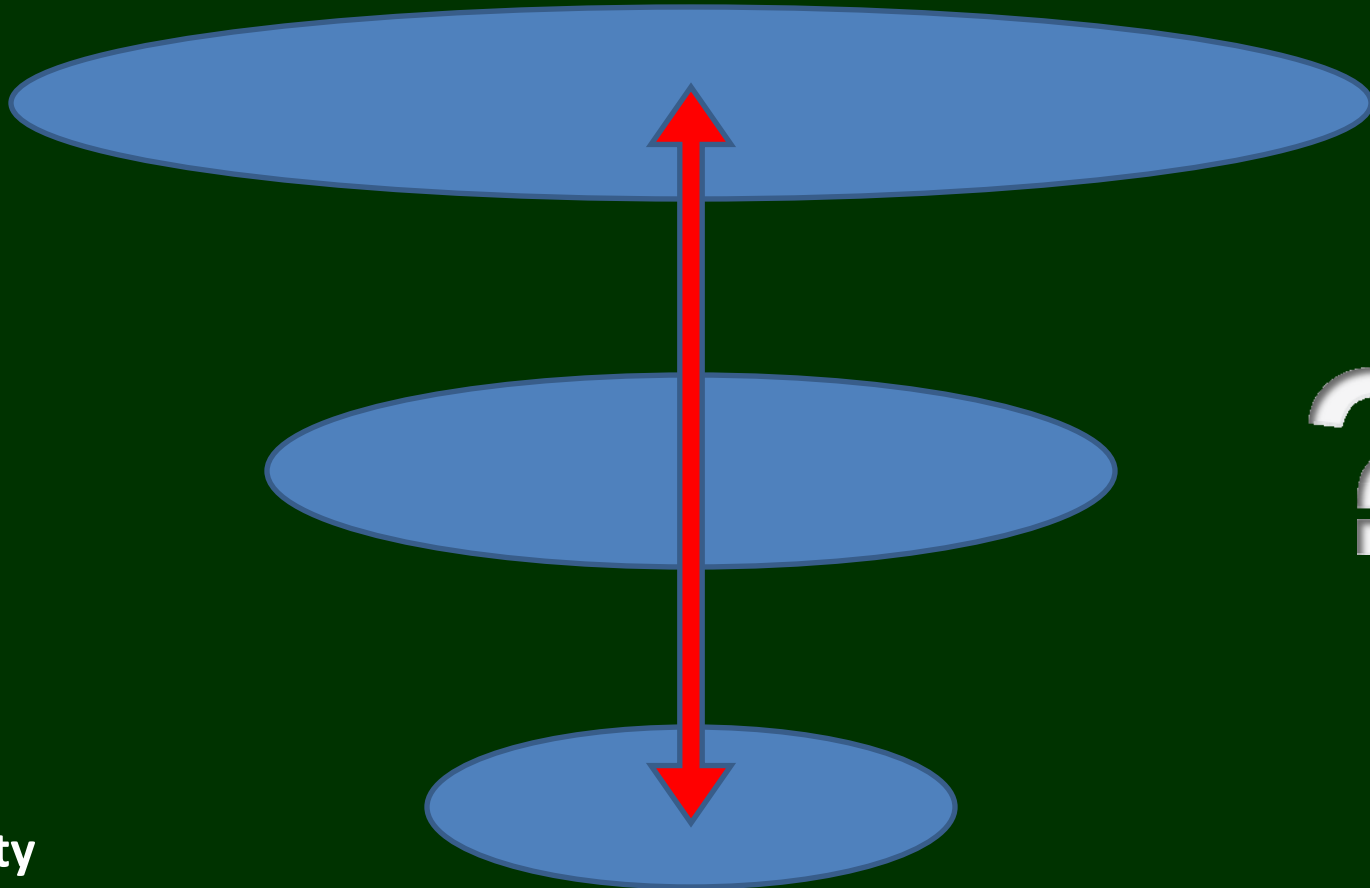


Beyond State Coordination

State

County

Municipality



?

Criteria for Reviewing Options

- Account for regional systems and dynamics
- Effectively achieve the State Plan outcomes
- Simplify participation
- Preserve local authority to shape character and quality

Addressing Criteria

Account for regional systems and dynamics

1) Counties funded to play a larger coordinating role with municipalities.

Effectively achieve the State Plan outcomes

2) Counties given state growth projections and outcome-based targets to integrate into planning.

Simplify participation

3) Streamline the municipal plan conformance process focused on locations and intensity of growth. Counties delegated state authority to certify municipal plans.

Preserve local authority to shape character and quality

4) If local plans conform to State Plan, then the state will assist in the defense of local land use decisions.



Summary

- 1) Create measurable state planning outcomes, not just goals
- 2) Simplify the state plan map to better concentrate growth and coordinate with other land use plans
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