



# State Development and Redevelopment Plan Update

**Department of State**

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October 17, 2023

# 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 and municipalities of all sizes, categories, and diversity.

## 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 and land use, regardless of size

# Connecting with NJBAC

## Services provided

- Free of charge
- Confidentially
- Quickly, accurately, and carefully

**Call:** 1-800-JERSEY-7

**Chat:** [business.nj.gov](https://business.nj.gov)

**Learn:** [state.nj.us/state/bac/](https://state.nj.us/state/bac/)



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# State Development and Redevelopment Plan Update



**NJBAC**

New Jersey  
Business  
Action Center

# 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....

# State Planning Commission

The SPC is a statutorily mandated Commission with 17 seats made up of public members, state agency representatives, and county and municipal representatives.

- ✓ The Plan Development Committee
  - Made up of some or all of the public and county/municipal members
- ✓ Ex-officio members to provide input through the interagency workgroup and departmental-specific meetings

# Process Overview

- ✓ Four concurrent paths/end products
  - Plan Document
  - Infrastructure Needs Assessment
  - Impact Assessment
  - State Plan Policy Map and Mapping Protocol
- ✓ Constant feedback loops among all four paths as each path further informs the development of the others.
- ✓ Nevertheless, all four paths can be completed concurrently
- ✓ Stakeholder engagement is critical
  - An early Stakeholder outreach plan
  - Required 27 public hearings, per Rules



# Plan Document

- ✓ Preliminary Plan – Per NJSA 52:18A-199(a), the Commission “...shall provide a coordinated integrated and comprehensive plan for growth, development, renewal, and conservation of the State and its regions and which shall identify areas for growth, agriculture, open space conservation, and other appropriate designations”.
  - The basis for Cross Acceptance
  - Early Stakeholder Process
    - ❖ Not required in the Rules, but critical
  
- ✓ Cross Acceptance
  - a negotiating process, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date, and viable State Plan and State Plan Policy Map that is representative of their input and that of the public.
  
- ✓ Draft Final Plan
  - incorporates the negotiated agreements from the cross-acceptance process. Once the State Planning Commission approves the Draft Final Plan, that document, together with the State Plan Policy Map, becomes the new State Development and Redevelopment Plan

# Infrastructure Needs Assessment

Per NJSA 52:18A-199(b), the Commission “shall prepare and adopt as part of the Plan a long-term infrastructure Needs Assessment, which shall provide information on present and prospective conditions, needs and costs with regard to State, county and municipal capital facilities, including water, sewerage, transportation, solid waste, drainage, flood protection, shore protection, and related capital facilities”.

- ✓ Broken into two phases
  - Phase I – Environment, Energy, and Transportation
  - Phase II – Affordable Housing, Farmland retention, public recreation, open space land, public recreation facilities, public education, higher education, public libraries, arts, corrections, and human services.
  
- ✓ MOU with Rutgers for Phase I; beginning to discuss Phase II; both phases will be consolidated into one report
  
- ✓ Must be completed for the Final Draft Plan

# Impact Assessment

- Per NJAC 5:85-4.7, "...the Commission shall have prepared an assessment of the impacts of the draft Final State Development and Redevelopment Plan relative to the impacts that would likely occur without that draft Final State Development and Redevelopment Plan. The results of the assessment shall identify desirable changes to be incorporated into the Final State Development and Redevelopment Plan."

# State Plan Policy Map

While the State Planning Act does not address the State Plan Policy Map (SPPM or the Map), the rules do.

- A valuable part of the State Plan, the Map is a geographic application of the goals, strategies, and policies of the Plan and is important in interpreting smart growth areas and areas that need protection.

However, the implementation and development of the Map have historically had challenges.

- With input from a diverse set of stakeholders, recommendations on how best to utilize and implement the Official Map of the State Plan must be developed.

# Process Improvements

## ✓ Rule Changes

- Allows for some virtual meetings
- Municipal and County submissions can be received electronically
- Distribution of the Preliminary Plan can be sent electronically
- Municipal master plans and other documentation are no longer required
- Provision of an electronic format for written comments

## ✓ Procurement of software for recording, tracking, and consolidating public comment

# Outreach Plan

- ✓ Required by the Rules:
  - 21 public hearings after the Preliminary Plan is published
  - 6 public hearings after the Final Plan is published
  
- ✓ But, that's not enough and it's too late in the process, so....
  - A listening session at the NJ Planning and Redevelopment Forum
    - invited stakeholders provided input into the Plan structure
    - several Commissioners were able to listen and respond
    - audience members were also able to listen and/or provide written comments.
  
  - Stakeholder webinars
    - Eight held, by topic
  
  - Additional conference sessions and stakeholder engagement opportunities

# Outreach Plan, Continued

- ✓ Dedicated email address for public comments:
  - [stateplan.comments@sos.nj.gov](mailto:stateplan.comments@sos.nj.gov)
  - [www.publicinput.com/njstateplan](http://www.publicinput.com/njstateplan)
- ✓ Leave a voicemail at 1-855-925-2801, passcode 2813
- ✓ [www.publicinput.com/njstateplan](http://www.publicinput.com/njstateplan) to participate in a survey or simply leave a comment
- ✓ Interagency Workgroup to facilitate State agency comments
- ✓ County Planners' early involvement
  - State Planning Subcommittee
  - Early discussions on concerns and issues
  - Facilitating early informational meetings with counties that request one

# Timeline

So many moving parts, and so little time!

- ✓ The target completion date is December 2024
  - The proposed timeline is an aggressive one, but it is doable.
  - Numerous requirements for public notice regarding the notice timeframes are based on scheduled public meetings. For that reason, some later dates are not specific but are estimated by month or quarter.
  - As the process moves along, more specificity will be provided when public hearings are scheduled and other variables become more definitive
- ✓ The four paths will occur concurrently with constant feedback loops where information, public input, and analyses need to inform other paths.
  - In short, coordination and communication are critical.



# Timeline, Continued

- ✓ Through the end of 2023
  - Stakeholder sessions were scheduled, advertised, and convened
  - Interagency workgroup meetings are scheduled monthly
  - 18 County informational meetings held
  - Continued conversations with county planners
  - Research on population trends
  - Complete Preliminary Plan
  - Infrastructure Needs Assessment
    - Phase I: Develop methodology, State agency and other outreach and initial meetings, literature review, growth scenario assumptions, preliminary assessments sent to State agencies, and receive comments
    - Phase II: Execute MOU, kickoff project, begin background research and scoping outreach
  - Determine mapping protocols
  - Procurement of public comment software

# Timeline, Continued

## ✓ **First half, 2024**

- Publish Preliminary Plan and preliminary mapping
- Cross Acceptance
  - 21 Public Hearings
  - Cross Acceptance Reports/Statements of Agreements and Disagreements
  - Negotiations
  - State Agency Reports and Responses
- Complete INA, Phase I
- Begin, INA, Phase II
- Begin Impact Assessment activities

## ✓ **Second half, 2024**

- Complete INA, Phase II; consolidate into one report
- Incorporate results of Cross Acceptance into the Final Draft
- 6 more public hearings
- Produce the Final Draft
- ADOPT!

# Implementation

- ✓ A Plan is only as good as its implementation. Critical to the success of the Plan is working with our State agency partners. The Statute envisions that individual departmental plans be aligned with the State Plan so that a “whole of government” approach is taken.
- ✓ Further discussion around incentives should be included in our update of the State Plan in recognition that good land use planning has many factors, and the State Plan can be a valuable tool in driving by informing programs and incentives.
- ✓ There are many opportunities to modernize New Jersey’s land use discussion to ensure that New Jersey remains a great place to live, work, and play. This update gives elected officials at all levels of government the ability to do that.

Questions??? And Thanks!