

STATEMENT OF PURPOSE

OF THE NEW JERSEY

STATE PLANNING COMMISSION

ADOPTED OCTOBER **31, 1986**

Revised February 13, 1987

INTRODUCTION

On January 2, 1986, the Senate and General Assembly of the State of New Jersey approved P. L. 1985, CHAPTER 398 (the Act). This Act makes sweeping changes in how the New Jersey State government views its responsibilities to its citizens for the development and redevelopment of the State in the years ahead. It also dramatically alters the structure for planning the State's future. The most significant change is the creation of the State Planning Commission.

COMMISSION ROLE

The State Planning Commission is charged by the Act to promote the beneficial economic growth, development and renewal of New Jersey. The Commission, viewing this charge in the context of other provisions of the Act, identifies and accepts the following role:

THE STEWARDSHIP OF THE VITAL RESOURCES OF THE
STATE OF NEW JERSEY FOR FUTURE GENERATIONS.

STATE PLANNING GOALS

To perform effectively in this role, the Commission must orient its work **to** the achievement of certain broad planning goals. Based upon several provisions of the Act and recommendations from the public, the Commission identifies and accepts the following as the State's planning goals:

TO CONSERVE THE STATE'S NATURAL RESOURCES

TO REVITALIZE THE STATE'S URBAN CENTERS

TO PROTECT THE QUALITY OF THE STATE'S ENVIRONMENT

TO PROVIDE NEEDED HOUSING AT A REASONABLE

TO PROVIDE ADEQUATE PUBLIC SERVICES AT A REASONABLE COST

TO ACCOMPLISH THESE GOALS WHILE PROMOTING BENEFICIAL ECONOMIC
GROWTH, DEVELOPMENT AND RENEWAL

TO PRESERVE AND ENHANCE THE HISTORIC, CULTURAL AND
RECREATIONAL LANDS AND STRUCTURES IN THE STATE

TO ENSURE SOUND AND INTEGRATED STATEWIDE PLANNING COORDINATED
WITH LOCAL AND REGIONAL PLANNING

COMMISSION OPERATING PRINCIPLES

In undertaking its work to achieve these goals, the Commission accepts the following guiding principles:

SEEK THE ACTIVE PARTICIPATION AND INVOLVEMENT OF THE CITIZENS OF NEW JERSEY IN THE FORMULATION OF COMMISSION PLANS

FORMULATE PLANS, POLICIES, AND PLANNING PROCESSES WHICH:

PROVIDE EQUAL SOCIAL AND ECONOMIC OPPORTUNITY FOR ALL NEW JERSEY CITIZENS;

ASSURE THAT ALL NEW JERSEY CITIZENS CAN BENEFIT FROM GROWTH, DEVELOPMENT AND REDEVELOPMENT;

ENHANCE PRUDENT AND RATIONAL DEVELOPMENT, REDEVELOPMENT AND CONSERVATION POLICIES AND THE FORMULATION OF SOUND AND CONSISTENT REGIONAL PLANS AND PLANNING CRITERIA; and,

SECURE SIGNIFICANT ECONOMIES, EFFICIENCIES AND SAVINGS IN THE DEVELOPMENT PROCESS BY PRIVATE SECTOR ENTERPRISE AND BY PUBLIC SECTOR DEVELOPMENT AGENCIES.

Commission Mandates

The Act clearly sets forth certain specific tasks for the Commission to accomplish. Accordingly, the Commission accepts these tasks as mandates:

Prepare and adopt the State Development and Redevelopment Plan and revise and readopt the Plan at least every 3 years thereafter. The law specifies several criteria which the Plan must meet:

it must respond to judicial mandates respecting housing for low* and moderate-income persons;

it must prevent sprawl and promote suitable use of land; and,

it must be adequate to serve as a tool for assessing suitable locations for infrastructure, housing, economic growth and conservation;

it must encourage development,, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities and discourage development which may impair or destroy natural resources or environmental qualities that are vital to the health and well-being of the present and future citizens of New Jersey, while giving appropriate priority to the redevelopment, repair, rehabilitation or replacement of existing facilities.

Prepare and adopt a long-term Infrastructure Needs Assessment as part of the plan.

Develop and promote procedures to facilitate cooperation and coordination among State agencies and local governments in the development of plans, programs and policies which affect land use, environmental, capital and economic development issues. The law specifies several criteria which these procedures must meet:

they must promote a sound, integrated, and comprehensive Statewide planning process

they must be sufficient to maintain a cooperative planning process which solicits the full participation of State, county and local governments as well as other public and private sector interests in the preparation of and adherence to sound and integrated plans; and, they must coordinate statewide planning with local and regional planning, sufficient to assure the development of local plans which are consistent with State plans and programs;

Provide technical assistance to local governments. The law specifies several criteria which this technical assistance must meet:

it must encourage the use of the most effective and efficient planning and development review data, tools and procedures; and,

it must assist local governments in developing land use plans and procedures which are based on sound planning information and practice;

Review State and local government planning procedures and relationships and recommend to the Governor and the Legislature administrative or legislative action to promote a more efficient and effective planning process.

Review any legislative bills appropriating funds for a capital project.

The Nature of the Plan

A "state development and redevelopment plan" can take many forms and address any number and variety of issues. It is critical that, at a minimum, such a plan meet the objectives and expectations of the legislative authority mandating its preparation. Statements suggesting such objectives and expectations are contained in the Act. Accordingly, drawing upon these statements, the State Development and Redevelopment Plan will meet legislative objectives and expectations if it:

Protects the natural resources and qualities of the State, including at least:

agricultural development areas,
fresh and saltwater wetlands,
flood plains, stream corridors,
aquifer recharge areas steep
slopes,
areas of unique flora and fauna, and, areas
with scenic, historic, cultural and
recreational values;

Represents a balance of development and conservation objectives best suited to meet the needs of the State;

Promotes development and redevelopment in a manner consistent with sound planning where infrastructure can be provided at private expense or with reasonable expenditures of public funds, without giving preferential treatment to new construction;

Considers input from State, county and municipal entities concerning their land use, environmental, capital and economic development plans, including to the extent practicable any State plans concerning resources or infrastructure elements;

Identifies areas for:

growth,
limited growth,
agriculture,
open space conservation, and, other
appropriate designations that the
Commission may deem necessary;

Incorporates a reference guide of technical
planning standards and guidelines used in the
preparation of the plan;

Coordinates planning activities, in part by
establishing Statewide planning objectives in the
following areas:

land use,
housing,
economic development,
transportation,
natural resource conservation,
agriculture and farmland retention,
recreation,
urban and suburban redevelopment,
historic preservation,
public facilities and services, and,
intergovernmental coordination;

Sets forth alternate growth and development
strategies which are likely to produce favorable
environmental, social and economic results; and

Includes an assessment of infrastructure needs
providing information on present and prospective
conditions, needs and costs with regard to State,
county and municipal capital facilities, including
water, sewer, transportation, solid waste drainage,
flood protection, shore protection and related
capital facilities.