

COMMUNITIES

of place

*The New Jersey
State Development and
Redevelopment Plan:*

Preliminary Plan

- ◆ *Principles*
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*October 1997
New Jersey State Planning Commission*

Overview

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This **Overview** excerpts the "Introduction" chapter of **The New Jersey State Development and Redevelopment Plan: Preliminary Plan**. The full text of the Plan is available in both [Working](#) and [Presentation](#) Versions. In addition, the Plan is available in a CD-ROM version, as well as on the OSP Internet Home Page (www.state.nj.us/osp/). An **Executive Summary** is also available. For more information, contact the [Office of State Planning](#).



A. PRINCIPLES OF THE STATE PLANNING ACT

If New Jersey wants to preserve and maintain its abundant natural, cultural, economic and social resources, and its quality of life, it must plan for its future. In 1985, the Legislature of the State of New Jersey adopted the State Planning Act, (N.J.S.A. 52:18A-196 et seq.) In the Act, the Legislature declared that the State of New Jersey needs sound and integrated "Statewide planning" to:

. . . conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal

Under the Act, the State Development and Redevelopment Plan is to establish "statewide planning objectives" regarding 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. Sound and integrated statewide planning around these issues is the anticipated result of a statewide planning process that involves the active participation of State agencies and local governments in its preparation.

The State Planning Act recognizes and is based on the following principles:

1. *The future well-being of the State of New Jersey depends on equal and shared social and economic opportunity among all its citizens.*
2. *A reasonable balance between public- and private-sector investment in infrastructure is key to the fiscal health, economic prosperity and environmental integrity of the State.*
3. *Coordinated planning among the State and local governments can ensure that "economies, efficiencies and savings" are achieved regarding public- and private-sector investment in the State.*
4. *The revitalization of the State's urban centers is necessary if all New Jersey's citizens are to benefit from growth and economic prosperity.*
5. *The provision of adequate and affordable housing in reasonable proximity to places of employment is necessary to ensure equal social and economic opportunity in the State; achieving this end requires sound planning to ensure an adequate supply of available land that can be developed in an efficient growth pattern, and*
6. *The conservation of natural resources and the protection of environmental qualities are vital to the quality of life and economic prosperity of New Jersey.*

The State Development and Redevelopment Plan responds to these principles and establishes a vision and a plan for the future of New Jersey.

B. KEY CONCEPTS

The State Planning Commission recognizes the importance of the idea of sustainable development as a potentially unifying theme for addressing issues associated with development and growth in New Jersey. The concept of sustainable development presents fundamental opportunities to rethink and reshape the way we use land, energy and the environment, and design the kinds of places that will sustain an exemplary quality of life.

Planning has a great deal to offer to the envisioning of, and working toward creating sustainable communities - communities that will create places of enduring value. While many of the goals and policies discussed in the State Plan are not new or unique, the State planning Commission believes that the vision of sustainable development has the potential to connect them in compelling ways. The following Key Concepts are presented in an attempt to assist in achieving the goals of the State Plan, and additionally, to help transform the ideal of sustainable communities into a reality throughout New Jersey.

Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable and based on capacity analysis is an essential prerequisite to achieving the goals of the State Plan, and

- creates clear intentions and expectations to guide citizens, and private and public sectors
- allows for harmonizing of differing visions held by various individuals and interests
- helps insure that our community, region and State's environmental, public facility and fiscal capacities are maintained and sustained
- allows communities, regions and the state to *monitor* progress and regularly reassess plans
- guides public investment and reduces the need for detailed regulatory processes
- encourages public and private interests to share information and work together in partnerships
- ensures that stakeholders are treated fairly and justly.

Planning must be undertaken at a variety of scales and should focus on physical or functional features that do not always correspond to political jurisdictions.

- Transportation corridors, watersheds, airsheds, and economic regions are appropriate and desirable ways to organize planning efforts.

Planning must be closely coordinated with, and supported by, investment, programs and regulatory actions.

- Master plans, development regulations and capital improvement programs must reinforce each other and be compatible with the plans and practices of neighboring communities and other levels of government.

Planning should create, harness and build on the power of market forces and pricing mechanisms, while accounting for full costs of public and private actions.

- Techniques and concepts such as density transfers, emissions trading, transportation congestion and peak period pricing are examples of strategies that use market principles to achieve public policy goals at lower cost and with greater efficiency.
- Life cycle costs and indirect and external costs should be integrated into planning processes.

Prevention - of pollution, of excessive traffic congestion, of excess land consumption - must be a basis of our planning, investment and regulatory policies.

- Substantial efficiencies can occur when we design systems to avoid waste rather than react later to attempt to fix problems.

The maintenance and revitalization of existing communities, especially Urban Centers, must be our first priority in expending resources.

- Our existing communities have physical assets and social traditions that are irreplaceable.
- Our fiscal resources do not allow us to continue to abandon land, buildings, & neighborhoods.

Development *and* redevelopment- be it residential, commercial, industrial or institutional - must be planned, designed and constructed to contribute to the creation of diverse, compact human scale communities -- Communities of Place.

- Organizing development into Centers, with neighborhoods and mixed-use Cores and downtowns, results in lower public service costs, greater community and civic cohesion and identity, and reduces the consumption of land and energy.
- Civic, institutional and commercial uses should be integrated into the physical fabric of the community, and not be isolated in enclaves.
- Schools should be located to enable children to walk or bicycle to them.
- Centers must be planned to achieve balance - between jobs and housing, old and young, those of diverse income, housing types and costs, areas of intense development and open lands.
- Greenbelts surrounding Centers and networks of Greenways should help define and connect neighborhoods, communities and regions to each other.
- Opportunities must be created to redesign and retrofit auto-oriented, single use shopping, office and institutional developments into more diverse places with a mix of uses.

The mapping of Community Development Boundaries to identify areas for development and redevelopment and Environs protection in suburban and rural New Jersey; and the identification of Cores and Nodes as places for more intensive redevelopment in metropolitan New Jersey, serve as the preferred approaches for managing growth to achieve the goals of the State Plan.

- These locations should be planned and mapped in ways that achieve the Policy Objectives of the Planning Area in which they are located.

Citizen choice through access - to information, services, jobs, housing, community life - should be supported by physical design, public investment and public policy.

- Opportunities must be available to all people - be they in rural centers, inner city neighborhoods or sprawling suburbs, and whether they are young, old, or have disabilities.
- Transit, pedestrian and bicycle systems should maximize access and mobility within communities and between them.
- The automobile must be accommodated, not promoted, with due regard for pedestrians and community and neighborhood amenities.
- Information can substitute for activities and processes that are more expensive and environmentally harmful (e.g., telecommuting versus auto commuting).

The protection, restoration and integration of nature and natural systems enriches our lives, conserves our resources and protects the health of our citizens and biological resources.

- Designing *with* nature and providing *Green Infrastructure* can reduce the need for more costly conventional Infrastructure (e.g. river and stream corridors can provide for flood control; constructed wetlands can substitute for capital intensive wastewater systems; lighter colored materials and trees can reduce energy use in cities).

C. STATE PLANNING GOALS AND STRATEGIES

The following statements summarize the State Planning Goals and Strategies including revisions proposed in this Preliminary Plan:

1. **REVITALIZE THE STATE'S CITIES AND TOWNS**

Revitalize cities, towns and other urban areas experiencing socioeconomic distress by investing public resources in accordance with current, Endorsed Plans to improve their livability and sustainability. Leverage private investments in jobs and housing, provide comprehensive public services at lower costs and higher quality and improve the natural and built environment. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor forces, available land and buildings, strategic location and diverse populations.

2. **CONSERVE THE STATE'S NATURAL RESOURCES AND SYSTEMS**

Conserve the State's natural systems and resources as capital assets of the public by concentrating development and redevelopment in PA1 and 2, and in Centers in PA 3, 4 and 5, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.

3. **PROMOTE BENEFICIAL ECONOMIC GROWTH, DEVELOPMENT AND RENEWAL FOR ALL RESIDENTS OF NEW JERSEY**

Promote beneficial economic growth, development and renewal, and improve both the quality of life and the standard of living of New Jersey residents through partnerships and collaborative planning with the private sector. Capitalize on the State's strengths -- its entrepreneurship, skilled labor, diversified economy, strategic location and logistical excellence -- and make the State more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote agriculture throughout New Jersey as an industry through coordinated planning, regulations, investments and incentive programs -- both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.

4. **PROTECT THE ENVIRONMENT, PREVENT AND CLEAN UP POLLUTION**

Develop standards of performance and create incentives to reduce pollution and toxic emissions at the source and conserve energy. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another, from one generation to another or from one geographic location to another. Concentrate development and redevelopment in PA1, PA2 and Centers in PA3, 4 and 5, to reduce automobile usage, land, water and energy consumption, and to minimize

impacts on biological systems, water and air quality. Plant and maintain trees Reduce waste and reuse and recycle materials.

5. **PROVIDE ADEQUATE PUBLIC FACILITIES AND SERVICES AT A REASONABLE COST**

Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure. Encourage the use of infrastructure needs assessments and life cycle costing. Reduce demands for infrastructure investment, using public and private markets to manage peak demands, applying alternative management and financing approaches, using advanced technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.

6. **PROVIDE ADEQUATE HOUSING AT A REASONABLE COST**

Provide adequate housing at a reasonable cost through partnerships that create and maintain attractive, affordable housing, particularly for those most in need. Create and maintain housing in Planning Area 1 and 2 and Centers in PA3, 4 and 5 at densities sufficient to support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.

7. **PRESERVE AND ENHANCE AREAS WITH HISTORIC, CULTURAL, SCENIC, OPEN SPACE AND RECREATIONAL VALUE**

Enhance, preserve and use historic, cultural, scenic and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.

8. **ENSURE SOUND AND INTEGRATED PLANNING AND IMPLEMENTATION STATEWIDE**

Use the State Plan as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation, and to integrate planning with investment, program and regulatory land use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts are consistent with the Statewide Policies and Resource Planning and Management Structure of the State Plan.

The General Plan Strategy is:

ACHIEVE ALL STATE PLANNING GOALS by coordinating public and private actions to guide future growth into compact forms of development and redevelopment, consistent with the policy objectives of each Planning Area, and to support the maintenance of capacities in infrastructure, environmental, natural resource, fiscal, economic and other systems.

D. INDICATORS

The State Planning Act requires that the Plan contain indicators to monitor progress in meeting State Plan goals. Seventeen key indicators are proposed for this purpose. Additional indicators organized by goal are found in Chapter IV of the Preliminary Plan.

KEY INDICATORS OF PROGRESS IN MEETING STATE PLAN GOALS

Desired Trend

↑↑	<i>1. The degree to which local, county, regional, state agency and federal plans and practices are consistent with the State Plan.</i>
↓↓	<i>2. The cost of eliminating the backlog and deferred rehabilitation of public infrastructure systems</i>
↓↓	<i>3. The level of distress experienced by the 100 most distressed municipalities compared to the level of distress experienced by all other municipalities</i>
↑↑	<i>4. The proportion of the state’s new development and redevelopment located in Planning Areas 1 and 2 or within the Community Development Boundary of Centers in Planning Areas 3, 4 and 5 (outside the jurisdiction of the Pinelands and Meadowlands Commissions).</i>
↓↓	<i>5. The amount of developed land per capita and per job.</i>
↑↑	<i>6. The proportion of all trips made by transit, bicycling and walking.</i>
↓↓	<i>7. The consumption of energy on a per capita and per job basis.</i>
↓↓	<i>8. The generation of solid waste on a per capita and per job basis.</i>
↑↑	<i>9. The amount of solid waste recycled on a per capita and per job basis.</i>
↑↑	<i>10. The amount of land permanently dedicated to open space.</i>
↑↑	<i>11. Conformity of state air quality with federal standards.</i>
↑↑	<i>12. The proportion of potable water supplies that meet all standards.</i>
↑↑	<i>13. Proportion of the State’s water bodies that support aquatic life.</i>
↓↓	<i>14. Percent of New Jersey households paying more than 35% of their pre-tax household income towards housing.</i>
↑↑	<i>15. The amount of farmland protected from development through permanent agricultural preservation programs and the amount of farmland in active production.</i>
↑↑	<i>16. Gross state product per capita.</i>
↓↓	<i>17. Unemployment rate</i>

E. 2020 VISION - COMMUNITIES OF PLACE



The following "2020 Vision - Communities of Place" depicts the conditions one would find in New Jersey in the year 2020 with the implementation of the State Plan goals, strategies and policies.

"New Jersey, the nation's most densely populated State, requires sound and integrated Statewide planning and the coordination of Statewide planning with local and regional planning in order to conserve its natural resources, revitalize its urban centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal. . . ." (State Planning Act)

What will New Jersey look like and how will New Jersey function 20 years into the 21st century? There are choices to be made now that will affect New Jersey for decades to come. Although many positive steps have been taken in recent years to set the State on a steady course towards a vibrant, prosperous and sustainable future, much still needs to be done to ensure that outcome. A comprehensive course of action is needed, a long-range strategic plan - the State Plan.

What would New Jersey be like in 2020 with the goals and strategies of the State Plan carried out by in partnership between government and the citizens of our state?

1. Vision of New Jersey in 2020

In the year 2020, decisions regarding the location, type, and scale of development, redevelopment and conservation efforts will be made with the understanding that all aspects of life in New Jersey are interconnected and interdependent. In other words, no one geographic area or population is immune or untouched by the problems affecting another.

Developing and maintaining our communities and our natural resources and assets with due regard for the needs of present *and future* generations is a new social ethic underlying all action, whether it's in the planning, governing or funding arena. This perspective has engendered new ways of looking at both problems and solutions, with new tools for measuring progress that take into account our 'capital' assets of land, air and water, as well as the creation of incentives to *prevent* problems before they get out of hand, be they environmental, public facilities, or community distress. The public and stakeholders participate in the creation of *indicators* - measures to see how well we have achieved our economic, environmental and equity goals - and vigorously debate and collectively implement ways to more effectively attain these goals.

This striving to create greater sustainability has had a powerful and positive impact on New Jersey's cities, towns and other urban areas. Strategically located, brimming with human talent and potential, supplied with and served by concentrations of plentiful and

OVERVIEW OF THE PRELIMINARY PLAN

efficient transportation systems, a plentiful diversity of housing and available redevelopable land, our cities are livable and healthy. They have a new energy, and a renewed commitment to creating a better quality of life. Building strong partnerships and creating strategic plans among government agencies, private companies, non-profit organizations and community groups to maximize the advantages of our cities has been key. By working together to achieve certain goals, these partnerships ensure that resources are targeted and used judiciously, eliminating redundant and unnecessary efforts.

The opportunities presented by available brownfields sites have led businesses to return to these areas, creating well paying jobs, revitalizing neighborhoods and enhancing tax bases. Community-based organizations have built housing, incubated and managed businesses, and provided education and human services in cooperation with city hall. Daily amenities have improved, with the rehabilitation of parks, the opening up of waterfronts and creeks to public use, the redesign of streets and neighborhoods to improve traffic and public safety, a renewed commitment to pedestrianism and public transit, and the flourishing of the arts and culture. Our urban areas are green - trees purify the air, cool the hot summers and help conserve millions of dollars otherwise spent on energy. These public and private partnerships have also led to reductions in crime, based on community policing, and to dramatic improvements in public education. For the first time in many years, people of all ages and all economic and education levels are choosing to live in New Jersey's cities.

The reenergizing of New Jersey's cities has had a dramatic ripple effect on the rest of the state. Stronger tax bases created by a more prosperous urban population have benefited the entire state fiscally.

Implementation of the State Plan has significantly changed the look of New Jersey's suburban landscape. We no longer see spread out and isolated office and retail complexes, and suburban residential subdivisions located in areas lacking pre-existing services, resources or infrastructure, and only accessible by automobile through overly congested roads. Many of these shopping and office centers have been retrofitted or redeveloped over time to make them more accessible and more pleasant places to work and shop. Housing has been added, transit brought in, and pedestrian walkways created. Developers and towns realized that this transformation of the suburban landscape was advantageous for both the public and private bottom lines. These areas have evolved in a much more positive direction while maintaining the character and values that led many to seek out suburbia - privacy, security, beauty and convenience.

Our rural areas have accommodated new growth and achieved new vitality while maintaining the rural character and landscape so important to all the citizens of New Jersey. This has been achieved through cooperative planning between farmers, landowners, local governments and the development community. The development of higher value added, specialty crops, increased technical assistance and programs to support farming as a profitable and productive enterprise benefiting all of New Jersey has led to an increase in the number of young farmers and even in some cases the cultivation of agricultural lands abandoned in earlier decades. Rural development and redevelopment has been channeled largely to our existing hamlets, villages, towns and Regional Centers

OVERVIEW OF THE PRELIMINARY PLAN

while compact, carefully planned and designed new Centers are located in areas that minimize disturbance to agricultural lands and lands with environmentally sensitive resources. Large contiguous areas of farmland and other open lands have been preserved to ensure the future viability of agriculture and maintain a rural environment. Tourism in our farming, highlands and shore regions has flourished while impacts on our natural landscape have been minimized through careful design.

The State's commuter and light rail systems are fully integrated, enabling people to travel throughout the State and to neighboring states with maximum convenience and minimum delay. Using the State Plan, along with population and employment growth projections as their guide, transportation authorities have strategically targeted communities with substantial need for improved services, and built or rebuilt bus and/or rail lines in those areas. This strategic planning has enabled both State and local agencies to minimize overlap and avoid costly misdirected efforts. Residents get the services they need and are able to reach a wide variety of destinations in a timely, economic and reliable manner. As a result, the percentage of New Jerseyans who use public transit has risen rapidly over the last two decades. This increased freedom of economical, efficient travel around the State has also given people greater choices in the number of Centers where they can live, work and play.

Fewer New Jersey residents are choosing to use private vehicles as their main mode of transportation. Our communities are being designed to accommodate pedestrians and bicyclists, as well as cars, through the use of traffic calming devices, better repair of road and walkways and better signage. Beyond making our communities more attractive and convenient for walking and bicycling, there has been a significant decrease in injuries and fatalities due to accidents with automobiles. Major arteries are still crowded but they flow smoothly. New Jersey's once large backlog of infrastructure needing repair has been virtually eliminated.

The State's public use aeronautical facilities are an integral part of the State transportation system which supports interstate commerce. They are helping communities to energize business development and are significant economic generators for their area. Many have been developed as intermodal transportation facilities.

Both national and regional business have taken notice of these improvements in the state's facilities and services. More and more companies are starting up in New Jersey or are choosing to make New Jersey their home. A sound business climate, a streamlined regulatory process, an enhanced quality of life, and the lowering of costs through the provision of cost-effective public services has led New Jersey to become the most prosperous state in the union.

Many of the above-mentioned changes have had a powerful and positive effect on New Jersey's environment. Planned compact growth helps curtail the destruction or irreversible altering of natural resources. Throughout New Jersey, we all have a much greater understanding and appreciation of how interdependent our economy, communities and quality of life are with the State's natural resource systems. We have learned that the choice between jobs and the environment is a false one. When we destroy or irrevocably

alter our natural systems, we inevitably end up paying a much greater price. For example, building on flood plains and destroying wetlands devastates the land's natural capacity to control flooding. We have learned how to design *with* nature, to match our needs with their essential processes, so that we both benefit and thrive. In addition, financial incentives and regulatory reform have resulted in the development of "green businesses" and technologies that provide jobs and profits while improving the environment.

We have made the transition from a system of strict regulations to one of cooperative goal-setting and flexible means of achieving those goals. Conservation incentives and regulatory strategies to increase competition and harness private markets for the public good reduce energy costs, while emissions trading - on land and water - reduces the cost of restoring and maintaining air and water quality. Cooperative planning, often based on watersheds, has led to the more effective protection of environmental resources and the maintenance of large contiguous tracts of open lands so essential to healthy ecosystems. As a result, many of New Jersey's indigenous species have rebounded from previous population lows and are flourishing. Eco-tourism continues to grow in popularity and importance to local economies.

New Jersey's waterways and coastal areas are prospering, attracting large numbers of visitors throughout the year as well as supporting a healthy commercial fishing industry. Careful planning along New Jersey's coast has helped prevent irreparable damage to the delicate beach environment. Planned recreation areas along rivers and adjacent cities, towns and rural areas, provide a wealth of opportunities for nature lovers as well as sports enthusiasts.

2. Communities of Place

Throughout the State you find Communities of Place! We know when we enter them, and we know when we leave them. Whether they are located in our most densely populated metropolitan suburbs or in our most sparsely settled rural areas, they are distinct from their environs. They have evolved and been maintained at a human scale, with an easily accessible central core of commercial and community services. They have recognizable natural and built landmarks that provide a sense of place and orientation. Communities of Place are:

DYNAMIC, offering a variety of lifestyles, job opportunities, cultural and recreational activities, and shopping conveniences;

DIVERSE, where new residents can choose among reasonably priced single-family homes, townhouses, and higher density apartments and condominiums;

COMPACT, with employment, residential, shopping and recreational opportunities; group or public transportation nearby; and environs or clear edges that define the community; and

EFFICIENT, because they are in municipalities and counties that maintain up-to-date master plans and cooperate with other governments in the provision of water, sanitary sewage services, solid waste disposal, public transportation services or other expensive public services.

Communities of Place exist everywhere. They are unique section of a city, a suburban neighborhood or a town or village in a rural municipality. They have a core of public,

private and cultural services, a well-designed neighborhood service area and environs or edges, that help define and support them. Regardless of their size, Communities of Place function as social and economic units and have a vibrant community life. In metropolitan areas where development is continuous, they are distinguishable by a change in the urban fabric, street layout and housing design, type and age. In suburban and rural areas, they often are surrounded by open land.

Communities of Place are not just ideal communities. They are thoughtfully planned, wisely managed and carefully nurtured communities that emerge from the everyday decisions of concerned citizens and public officials at every level of government. They are sustainable communities they grow and change without sacrificing their future quality of life. Communities of Place in New Jersey will give us vital urban areas, reasonably priced housing and public services, a clean environment and a strong economy that benefits all the State's citizens. They do not just happen! They are the result of planning ahead, investing public resources strategically and cooperating with other governments to achieve shared goals.

Public opinion polls suggest that New Jerseyans strongly support the idea of Communities of Place. New Jerseyans believe that the cities can be revitalized, and they want as much future development as possible to occur there. They want patterns of development in suburban areas that will produce less congestion, more affordable housing and reasonable access to public transportation. They support compact development instead of sprawl in the State's major transportation corridors, and they are least supportive of development of the rural countryside.

New Jerseyans want their communities to be free of crime, to have a clean and healthful environment, to provide good schools for their children and to have a pleasing physical appearance. They believe having access to public transportation close to their homes is important. While they support economic growth, if more growth means more traffic congestion, pollution and higher taxes, they would prefer less growth. To accomplish these objectives, they recognize, and support, the need for the State to play a more active role in coordinating and managing growth.

By implementing the State Plan, New Jersey has been confirmed as a State whose citizens enjoy a wealth of opportunities and choices, who are involved with the planning process and have a say in the growth of their state. As a result, growth is planned, predictable, viable and sustainable, and in the long run, benefits the State as a whole.

3. Back to the Present

What will New Jersey look like in 2020? It is up to us, and the choices we make today. Creating a comprehensive, strategic plan based on extensive research, sound planning methodologies and engaged public input assures New Jersey and its people of a positive future, one bright with dynamic economic opportunities, maximized human potential, and healthy environmental, historical and cultural resources.

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