

Supporting Document C

**COMPARISON OF SUBSTANTIVE REQUIREMENTS OF PLAN ENDORSEMENT**

Substantive Requirement	Initial	Advanced	New
<b>Initial PE Requirements</b>			
<u>Copy of adopted master plan</u> , including all required elements and any amendment. See N.J.S.A. 40:55D-28	Yes p. 11		Yes 7.7(a)(2)
<ul style="list-style-type: none"> <li>Statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based. See N.J.S.A. 40:55D-28(b)(1)</li> </ul>	Yes p. 11		Yes 7.13(d)(ii)
<ul style="list-style-type: none"> <li>Land use plan element, taking into account and stating its relationship to the statement above and other master plan elements and natural conditions, showing the existing and proposed location, extent and intensity of development of land to be used in the future and stating the relationship of the development to the existing and any proposed zone plan and zoning ordinance and showing any airports and including a statement of the standards of population density and development intensity recommended for the municipality. See N.J.S.A. 40:55D-28(b)(2)</li> </ul>	Yes p. 11		Yes 7.13(d)(ii)
<u>Narrative statement of community vision and public participation</u>	Yes p. 11		Yes 7.11(a)-(c), MSA p. 9
<u>Statement regarding any proposed changes to the State Plan Policy Map.</u> See N.J.A.C. 5:85-8.3 and 8.4	Yes pp. 11, 12, Appx. 6.2		Yes 7.9(a)(3) and 8.3(b) and MSA p. 22- 29
<ul style="list-style-type: none"> <li>Justification for the mapping change, supported by the policies within the State Plan that apply</li> </ul>	Appx. 6.2		“
<ul style="list-style-type: none"> <li>Statement describing the interest of the entity or individual submitting the petition in the land area under consideration</li> </ul>	“		“
<ul style="list-style-type: none"> <li>Statement describing how the amendment promotes local, regional and State goals and objectives and impact public sector decisions; and the reason(s) why the amendment cannot wait the next revision of the State Plan.</li> </ul>	“		“
<ul style="list-style-type: none"> <li>Report describing how the proposed amendment is consistent with the Provisions of the State Plan and any adjoining municipal, county or regional plan endorsed by the SPC, citing the pertinent provision in each plan...</li> </ul>	“		“
<ul style="list-style-type: none"> <li>Technical information on the boundaries of the proposed mapping change.</li> </ul>	“		“
<u>Statement of any coordinated planning efforts</u> with adjoining municipalities, counties or regional entities. See N.J.S.A. 40:55D-28(d).	Yes p. 10		No MSA p. 10
<u>A statement of planning coordination</u> of current land use related regulations with the municipal master plan, county master plan,	Yes p. 12		No MSA p. 10

<b>Substantive Requirement</b>	<b>Initial</b>	<b>Advanced</b>	<b>New</b>
applicable regional plans, such as wastewater management plans, Pinelands Comprehensive Management Plan, NJ Meadowlands Master Plan, DAR Canal Commission plan, state agency plans, open space/recreation plan, a housing element and fair share plan currently before or certified by COAH if applicable, agriculture smart growth plan, MPO Regional Transportation Plans, and regulations such as CAFRA			
<ul style="list-style-type: none"> <li>• A description of any planning coordination that has been undertaken with adjoining jurisdictions</li> </ul>	Yes p. 13		No
<ul style="list-style-type: none"> <li>• A description of any outreach efforts to include other municipalities or counties in the initial petition or an explanation of why no such efforts were undertaken</li> </ul>	Yes p. 13		No
<ul style="list-style-type: none"> <li>• A description of coordination efforts, if any, with relevant Boards of Educations</li> </ul>	Yes p. 13		No
<ul style="list-style-type: none"> <li>• A statement detailing any ongoing local or regional planning or development activities by any level of government and the level of development activity by the private sector</li> </ul>	Yes p. 13		No
<ul style="list-style-type: none"> <li>• A description of potential conflicts of petitioner’s vision with existing projected planning and regulatory efforts by other agencies, for example, Open Space plans, Wastewater Management Plans, State infrastructure planning and/or development, public development or court ordered land uses.</li> </ul>	Yes p. 13		No
<u>Agriculture Retention Plan.</u> See N.J.S.A. 40:55D-28(13)	If already exists or in progress – copies or status p. 11, 13, 25		Cond. 7.13(d)(3) (v) (see below)
<u>Proposed PIA.</u>	Yes p. 13		No But see MSA p. 29 and 7.9(a)(3), (5) and (6)
<u>Other planning documents</u> <sup>1</sup> . If these are contained in the Master Plan then it is sufficient to reference the page rather than reproduce the information	Yes p. 11		See below
<ul style="list-style-type: none"> <li>• Present and future population, households and employment projections (as indicated in the Census 2000 and Dept. of Labor Statistics)</li> </ul>	Yes p. 11, 13		Yes 7.9(b)(2)
<ul style="list-style-type: none"> <li>• Growth or decline in population, households, employment</li> </ul>	Yes p. 13		“

<sup>1</sup> **Note:** the requirements in this section are part of the Self-Assessment Report that is required under the new plan endorsement rules but which is phrased in slightly different form.

<b>Substantive Requirement</b>	<b>Initial</b>	<b>Advanced</b>	<b>New</b>
over the last 20 years as indicated by the trends in Census 2000 data			
<ul style="list-style-type: none"> <li>State and county projections for local population, household and employment for the horizon year 2025 and an analysis of differences with local projections, if any</li> </ul>	Yes p. 13		“
<ul style="list-style-type: none"> <li>Future growth targets indicating how much of the state’s forecasted or projected population and employment the county expects to absorb, based on existing forecasts or projections used by the respective MPO in whose area the county is located, accompanied by a map or visual description of the areas targeted for growth.</li> </ul>	Yes p. 14		“
<ul style="list-style-type: none"> <li>Alignment of municipal growth targets with county or regional targets or a justification for why this disagreement should be included</li> </ul>	Yes p. 14		No But see MSA p. 7
<ul style="list-style-type: none"> <li>If a Housing Element and Fair Share Plan have been submitted to COAH for third round substantive certification, municipal residential and employment growth targets should be consistent with growth projections submitted to COAH and should include ten-year projections of probable residential and employment growth.</li> </ul>	If applicabl e p. 14		No
<u>Existing Planning Maps</u> – zoning and land use. See N.J.S.A. 40:55D-28(b)	Yes p. 11, 14		See below
<ul style="list-style-type: none"> <li>Map or aerial depicting existing land uses</li> </ul>	Yes p. 14		Yes 7.13(d)(2) (iii)
<ul style="list-style-type: none"> <li>Current zoning map</li> </ul>	Yes p. 14		Yes 7.13(d)(2) (iv)
<ul style="list-style-type: none"> <li>Community facilities Map providing information concerning the location of community facilities and services</li> </ul>	Yes p. 14		Yes 7.9(a)(2) and 7.13(d)(2) (xii)
<ul style="list-style-type: none"> <li>Community facilities plan</li> </ul>	No		Yes 7.13(d)(2) (xii)
<ul style="list-style-type: none"> <li>Existing and proposed affordable housing sites in a Housing Element and Fair Share Plan currently before or certified by COAH</li> </ul>	Yes p. 14		Yes 7.13(d)(2) (ix) and (x)
<u>Natural Resource Inventory</u> . Most data can be provided to petitioners by DEP and should include any corrections proposed by the town or county based on more recent data. The NRI narrative must reflect the specific conditions of the municipality and provide adequate detail to allow consideration of any local conditions meriting special consideration. It should generally include, but not be limited to: TNE habitat, areas of critical water supply concern, wetlands, open space, natural features such as steep slopes, watershed boundaries and critical environmental sites.	Yes p. 11, 14-15		Yes 7.13(d)(2) (xv)
<u>Proposed Planning and Implementation Agreement</u>	Yes		No

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	p. 11, 13		But see 7.9(a)(6)
Copy of any land use <u>master plan reexamination report</u> See N.J.S.A. 40:55D-89 and 89.1	If available p. 11		If available 7.7(a)(2)
Copy of any relevant <u>Board of Education Five year facilities plan</u> See N.J.S.A. 40:55D-28(b)(15)	If available p. 11		Yes 7.13(d)(2) (xiii)
<u>Analysis</u> of any master plan elements that were not addressed in an existing master plan reexamination report.	Yes p. 11		No But see 7.13(d)(2)
<u>Statement describing petitioner’s current and future planning and regulatory activities already committed to by the petitioner.</u>	Yes p. 11		Yes 7.13(d)(2) (v). See also (vii), (x), (xiii), (xvii), (xviii) and (xix)
<u>Copy of adopted Capital Improvement Program.</u> See N.J.S.A. 40:55D-29	Yes p. 11		Yes 7.13(d)(2) (xx)
<u>Municipal Environmental Justice Inventory.</u> Provided by DEP for reference, review and consideration during comprehensive planning efforts.	Yes p. 15		No
<u>Housing Plan Element.</u> See N.J.S.A. 40:55D-28(b)(3)	Yes p. 16		Yes. 7.13(d)(2)(ix)
<ul style="list-style-type: none"> <li>Information on existing availability and opportunities to create diverse housing opportunities, demonstrated commitment to plan for appropriate housing (including affordable), coordinated planning to link neighborhoods</li> </ul>	Yes p. 16		“
<ul style="list-style-type: none"> <li>Information that demonstrates a commitment to plan for housing that is appropriate to the scale, capacity and environmental resources of the community, including opportunities for affordable housing.</li> </ul>	Yes p. 16		“
<ul style="list-style-type: none"> <li>Information on how residential zoning looks to create a coordinated planning effort by creating linkages to other neighborhoods and business centers such as, bike and pedestrian pathways and sidewalks.</li> </ul>	Yes p. 16		No
<u>Status of any optional master plan elements</u> or other plans See N.J.S.A. 40:55D-28(4) to (16)	Yes p. 11		No
<u>Circulation Plan.</u> See N.J.S.A. 40:55D-28(4)	Status p. 16, 18	Cond. p. 21	Yes 7.13(d)(2) (vi)
<ul style="list-style-type: none"> <li>General overview of existing and proposed transportation infrastructure including demonstration of compliance with MLUL requirements for zoning consistent with State Highway Access Management Code and Airport Safety Zoning Act if relevant.</li> </ul>	Yes p. 16		Yes See specific requirements in Guidelines p. 28, 30

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<ul style="list-style-type: none"> <li>Demonstrate partnership with adjacent municipalities to solve regional transportation problems, capacity of transportation system to accommodate projected growth, indicate how new development will efficiently use transportation system, capacity to support transit systems, comprehensive parking strategy</li> </ul>	No	Cond. p. 21	No
<ul style="list-style-type: none"> <li>Compliance with Airport Safety Zoning Act. See N.J.A.C. 40:55D-28(b)(2)(c).</li> </ul>	If applicable p. 16		No
<u>Stormwater Management Plan.</u>	Yes After Feb 2, 2006		Yes 7.13(vii)
<u>Utility Service Plan.</u>	If available p. 16	No But see capacity rqmts. p. 20	Cond. 7.13(d)(3)(i)
<ul style="list-style-type: none"> <li>Available information on existing infrastructure, including extent and location of roads, wastewater collection systems, stormwater collection systems and discharge points, public water supply systems, including conveyance and well, surface water intake, treatment facilities and discharge location.</li> </ul>	Yes p. 16-17		No
<b>Additional Advanced PE Requirements</b>			
<u>Planning and Design.</u>			
<ul style="list-style-type: none"> <li>Estimate of potential buildout</li> </ul>	No	Yes p. 20	No ONC report provides analysis
<ul style="list-style-type: none"> <li>Analysis of estimated capacity of the natural and built environment to accommodate the impact of current planning at buildout</li> </ul>	No	Yes p. 20	No
<ul style="list-style-type: none"> <li>Evaluation of potential planning alternatives and explore supportive creative solutions to reserve, conserve or reuse capacity and expand on alternative buildout scenarios</li> </ul>	No	Yes p. 20	No
<ul style="list-style-type: none"> <li>Statement explaining how the municipality's planning encourages consistency with the State Plan.</li> </ul>	No	Yes p. 20	No But see MSA p. 12-28
<ul style="list-style-type: none"> <li>Design guidelines</li> </ul>	No	If available p. 20	No
<u>Housing and Fair Share Plan.</u> See N.J.S.A. 52:27D-310	No	Yes p. 21	Draft 7.13(d)(2) (xi)
<ul style="list-style-type: none"> <li>Substantive certification of submitted fair share plan and housing element or judgment of compliance from the Court.</li> </ul>	No	Yes p. 21	No But see

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			7.13(d)(2) (x) (Petition)
<u>Circulation Element.</u>	No	Yes p. 21	Yes 7.13(d)(2)(vi)
<ul style="list-style-type: none"> <li>Partnership with adjacent municipalities and counties to solve regional transportation problems.</li> </ul>	No	Yes p. 21	No
<ul style="list-style-type: none"> <li>Determine capacity of transportation system to accommodate projected growth and land use development patterns to find solutions that include multi-modal transportation and reduce auto dependency.</li> </ul>	No	Yes p. 21	No
<ul style="list-style-type: none"> <li>Explain how new development/redevelopment projects will be designed to maximize efficient use of transportation system.</li> </ul>	No	Yes p. 21	No
<ul style="list-style-type: none"> <li>Demonstrate zoning is in place capable of supporting transit (applies to existing and programmed transit projects in the Statewide Transportation Improvement Program (STIP)).</li> </ul>	No	Yes p. 21	No
<ul style="list-style-type: none"> <li>If transit exists, vision to create Transit Village</li> </ul>	No	Yes, if applicable p. 21	No
<ul style="list-style-type: none"> <li>Comprehensive parking strategy.</li> </ul>	No	Yes p. 21	No
<u>Cultural Resource Inventory.</u>	No	Yes p. 22	Cond. 7.13(d)(2)(vi)
<u>Conservation Plan.</u> See N.J.S.A. 40:55D-28(8)	Status p. 23	No	Yes 7.13(d)(2) (xvi)
<ul style="list-style-type: none"> <li>Conservation plan implementing ordinances</li> </ul>	No	No	“
<u>Environmental Plans.</u>	No	Yes See below	No
<ul style="list-style-type: none"> <li>Historic Preservation Plan</li> </ul>	No	Yes p. 22	Cond. 7.13(d)(3)(vi)
<ul style="list-style-type: none"> <li>Historic and cultural resources inventory, and implementation documentation and mechanisms</li> </ul>	No	Yes p. 22	“
<ul style="list-style-type: none"> <li>Ordinance with process for designating and protecting historic sites and districts</li> </ul>	No	Yes p. 22	“
<ul style="list-style-type: none"> <li>Open Space, Recreation and Parks Plan</li> </ul>	No	Yes p. 22	Yes 7.13(d)(2) (xiv)
<ul style="list-style-type: none"> <li>Habitat Conservation Plan</li> </ul>	No	Yes p. 22	Yes 7.13(d)(2) (xvi)
<ul style="list-style-type: none"> <li>Coastal Consistency Plan</li> </ul>	No	If applicable p. 23	See Policy Directive
<ul style="list-style-type: none"> <li>Water Resource Management Plan (including a water infrastructure plan, TMDL implementation plan, stream corridor protection plan, septic management plan, municipal stormwater plan and source water protection plan)</li> </ul>	No	Yes p. 22	No But see 7.13(d)(2) (vii)

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<u>Agriculture.</u>			
<ul style="list-style-type: none"> <li>• Agricultural Advisory Committee</li> </ul>	No	Cond. p. 25	Cond. 7.13(d)(3)(v)
<ul style="list-style-type: none"> <li>• Dedicated funding source for farmland preservation</li> </ul>	No	Cond. p. 25	No Cond. 7.13(d)(3)(v)
<ul style="list-style-type: none"> <li>• Adopt a Right-To-Farm Ordinance</li> </ul>	No	“	“
<ul style="list-style-type: none"> <li>• Develop, adopt and implement ordinances, policies and other strategies supportive of agricultural economic development and enhancing viability of local agricultural industry</li> </ul>	No	“	“
<ul style="list-style-type: none"> <li>• Develop an Agriculture Retention Plan</li> </ul>	No	“	“
<b>Additional New PE Requirements</b>			
<u>Sustainability Statement.</u>	No	No	Yes 7.13(d)(2)(i)
<u>Wastewater Management Plan.</u>	No	No	Yes 7.13(d)(2) (viii)
<u>Recycling statement of consistency.</u>	No	No	Yes 7.13(d)(2) (xvii)
<u>Municipal recycling ordinance.</u>	No	No	Yes 7.13(d)(2)(xv iii)
<u>Development Transfer Plan.</u> See N.J.S.A. 40:55D-28(14)	Status	No	No
<u>Sustainability Element.</u>	Status		Optional
<u>Local Emergency Operating Plan and letter approving same.</u>	No	No	Yes 7.13(d)(2) (xix)
<u>Flood Control Plan.</u>	No	No	Cond. 7.13(d)(3)(ii)
<u>Recreation and Open Space Inventory.</u>	No	No	Cond. 7.13(d)(3) (iii)
<u>Economic Development Plan.</u>	No	No	Cond. 7.13(d)(3)(iv)
<u>Hazard mitigation measures.</u>	No	No	Cond. 7.13(d)(3) (vii)