

Supporting Document M

CRITERIA FOR CENTER DESIGNATION

	Urban	Regional Center (Priority or Alternate Growth Area)	Regional Center (Limited Growth or Priority Preservation Area)	Town	Village	Hamlet
Area (in sq. miles)		1 to 10	1 to 10	<2	<1	10 to 50 acres without community wastewater system; <100 acres with community wastewater
Population	>40,000	>10,000	>5,000	1,000 to 10,000	<4,500	25 to 250
Gross Population Density (people / sq. mile)	>7,500	>5,000	>5,000	>5,000	>5,000	3,000
Housing		4,000 to 15,000	2,000 to 15,000	500 to 4,000	100 to 2,000	10 to 100
Gross Housing Density (dwelling units / acre)	>4	>3	>3	>3	>3	>2
Employment	>40,000	>10,000	>5,000	>5,000 to 10,000	50 to 1,000	
Jobs: Housing Ratio	>1:1	2.1 to 5:1	2:1 to 5:1	1:1 to 4:1	.5:1 to 2:1	

Note: Criteria are intended to be applied flexibly. Density criteria are relevant primarily to new Centers and to the growth areas of existing Centers, and are less relevant to the built-up portions of existing Centers. An up to date list of Commission Designated Centers can be found at: <http://www.state.nj.us/state/planning/plan-centers.html>