



Association of New Jersey  
Environmental Commissions

# **Fundamentals for Effective Environmental Commissions 2022**



# Before we begin...

- This session will be recorded & available afterwards to all registrants
- Please change your caption to your full name and municipality
- Please send us your questions in the Q&A and we will address them soon.
- If we do not get to your question, feel free to email us at [info@anjec.org](mailto:info@anjec.org)



# Today's Session

- Land-Use: Master Plans and Ordinances-  
Jennifer M. Coffey, Executive Director, ANJEC
- Madison Borough Environmental  
Commission, Claire Whitcomb
- Parsippany Troy-Hills Environmental  
Committee –Judy Hernandez
- Q&A





A group of people are gathered around a round table in a workshop setting, looking at and discussing documents. One document prominently displays a green map and the text 'FINAL MAJOR SUBDIVISION PLAN'. The background shows other participants and a room with large windows.

# **Fundamentals for Effective Environmental Commissions 2022 Virtual Training Workshop 3: Land Use Planning**



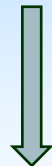
## Environmental Resource Inventory / Natural Resource Inventory



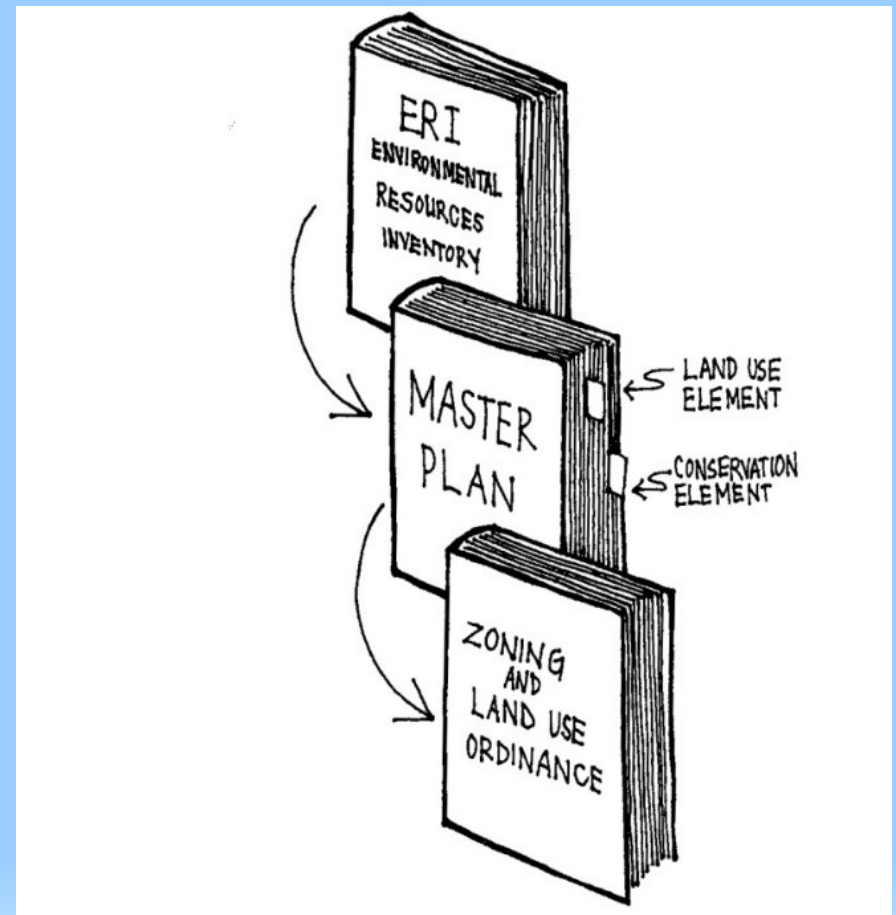
## Master Plan Zoning Map



- \*Ordinance requirements for each zone
- \*General ordinances for all zones
- \*Storm water, stream corridor, slopes
- \*Lot size, setbacks, parking, cluster



## Site Plan/Subdivision Review

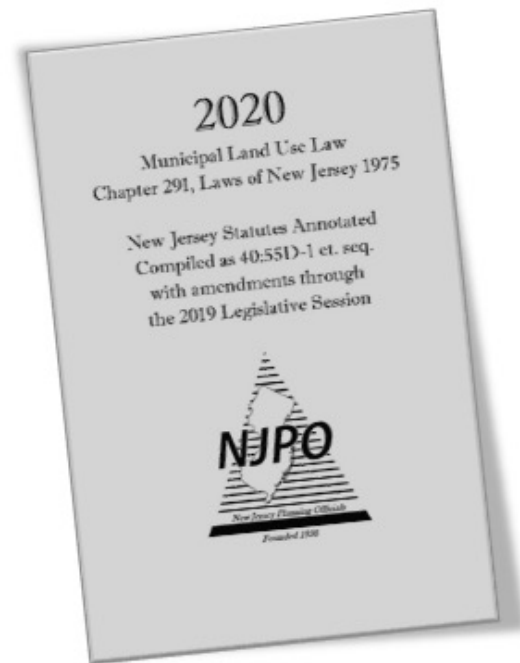


**ANJEC**  
Local Environment Matters

# Municipal Land Use Law

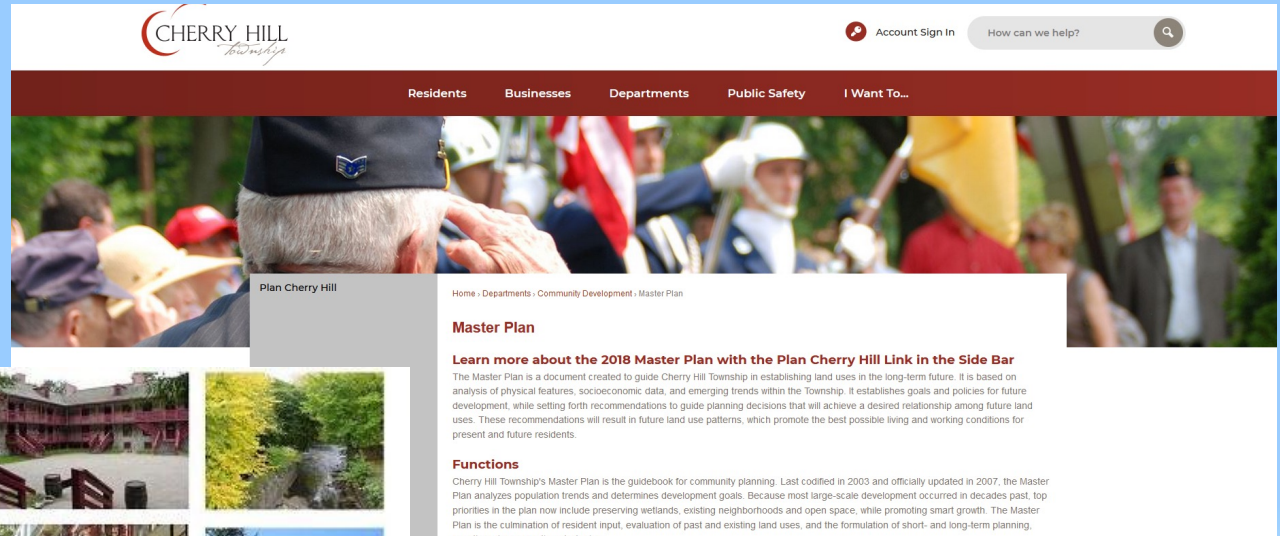
NJSA: 40:55D-1, et seq.

- New Jersey has delegated land use powers to the municipalities, with some exceptions
- MLUL covers
  - **Master Plans**
  - Zoning
  - Planning and Zoning Board of Adjustment powers and duties
  - **Land Use Ordinances**

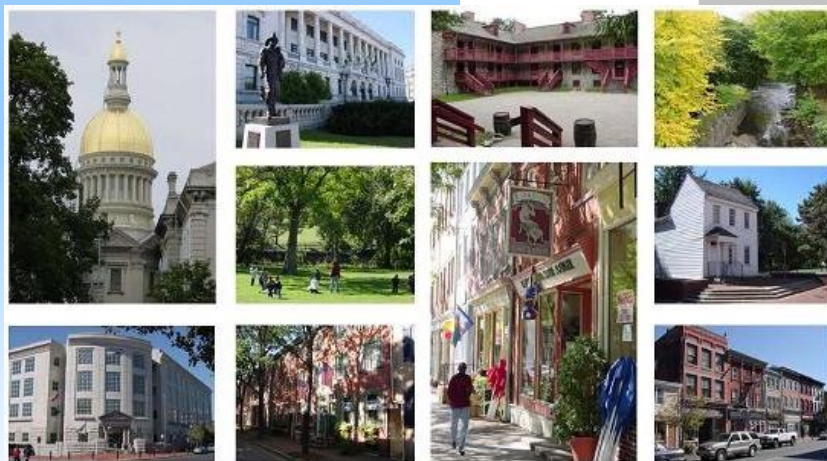




# Master Plan: The framework for local land use policy over time



<http://cherryhill-nj.com/868/Plan-Cherry-Hill>



## Living Trenton

The Downtown Capital District Master Plan  
Trenton, New Jersey  
May 2008



# Master Plan

- Adopted by the Planning Board
- Guides future land use in the town
- Establishes goals/policies such as protecting water supply, forest, farms, floodplains and steep slopes
- Must be re-examined every 10 years; more frequently if needed
- Environmental Commission should be involved in master planning so that town's natural resources are protected





# Poll Question #1

Is your Environmental Commission actively involved during the Master Plan Review?

- a) Yes
- b) No
- c) Do not know
- d) Township does not allow for EC involvement



# Master Plan

## ➤ REQUIREMENTS

- A Statement of Purpose
- The Relationship to Other Plans
- Land Use Plan Element
- Housing Element



## ➤ OPTIONAL ELEMENTS – IMPORTANT TO EC'S

- Conservation Element
- Open space and Recreation
- Green Buildings and Sustainability planning
- Farmland Preservation
- Climate Change Adaptation Plan



# What is EC's Role in the Master Plan?

- Review: Conservation plan element during master plan reexamination using data in ERI/NRI – Land Use element
- Add: Green buildings and environmental sustainability, Climate action plan elements



# What is EC's Role in the Master Plan?

## GOVERNMENT

### South Orange Seeks Input on Master Plan Draft

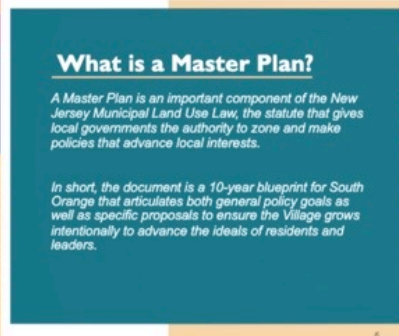
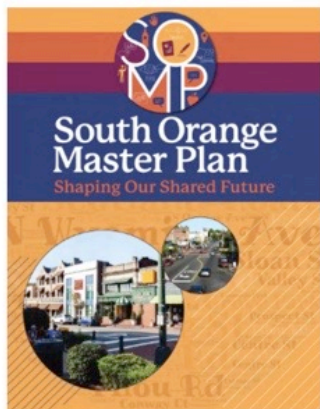
By ALIA C. COVEL  
January 8, 2021 at 7:00 AM



Government South Orange

## South Orange Master Plan Workshops Start January 12

By Sheena Collum, South Orange Village President 🕒 Jan-11-2021



### Outreach Timeline

- Kickoff: September 2018
- Interactive Survey: Sept. – December 2018
- Advisory + Neighborhood Group Meetings: October 2018 – March 2019
- Village Wide Meetings: April 2019
- Land Use Workshop: June 12, 2019
- Charette Week: week of October 21<sup>st</sup>, 2019
- Stakeholder + Steering Committee Reviews: Spring 2020 – Present





# What is in the Land Use Element

- Considers natural conditions including topography, soil conditions, water supply, drainage, floodplain areas, marshes and woodlands.
- Shows existing and proposed land use and describe population and development intensity as well as the natural conditions of the town.

Much of this information can be found in an Environmental Resource Inventory which can be adopted as part of the master plan.

# What are some newer requirements

- As of 2018 - Requires a statement of strategy concerning:
  - (i) smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations;
  - (ii) storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure;
  - (iii) environmental sustainability
- **NEW for 2021 Requirement for climate-change related hazard vulnerability assessment**

# Next Up

- ✓ ERI: The foundation for planning
- ✓ Master Plan: The framework for local land use policy
- **Ordinances/Zoning:** Take state regulations and make them into local laws that agree with township's master plan, innovate.



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# Ordinances

- Municipal Zoning Ordinances are Regulations
- Ordinances should be consistent with MLUL and Master Plan; they govern development: subdivision & site plan applications, may regulate steep slopes, stream corridors, vegetated buffering and Environmental Impact Statements
- EC has a liaison member on the town planning board





# What local ordinance would you like to see adopted or amended? Use Q&A to respond with priority “ordinance – name of municipality”

- ❖ Enhanced Stormwater Management
- ❖ Riparian Buffer
- ❖ Water Conservation
- ❖ Tree Protection
- ❖ Renewable energy- small wind or solar
- ❖ Native species
- ❖ Noise
- ❖ Septic
- ❖ Habitat protection
- ❖ Clustering



# What is the EC's Role in the Ordinance Process?

- Use ordinances when reviewing development applications
- Update based on new regulations
- Municipal ordinances can be more protective
- Advocate for new ordinances such as Enhanced Stormwater Management, Food Waste, Native Plants



# What is the EC's Role in the Ordinance Process?

News

## Plastic bag bans start in towns across N.J.

Updated Jan 02, 2020; Posted Jan 01, 2020

Here's the list of places in New Jersey with new bag bans starting Wednesday:

**Asbury Park:** On June 12, the Asbury Park City Council passed an ordinance that bans businesses from handing out single-use plastic bags. It also requires businesses to charge a fee between 10 cents and 25 cents for paper and reusable bags. Violators will be subject to fines of up to \$1,000.

**Bayonne:** Like its Hudson County neighbors Hoboken and Jersey City, Bayonne has passed a ban on single-use plastic bags. The ordinance also bans plastic straws. The Bayonne council approved the ban June 19.

**Camden County:** Under new rules adopted at the October freeholders meeting, single-use plastic bags, plastic utensils, Styrofoam food containers and single-serve disposable plastic water bottles will no longer be allowed in county facilities or at county-sponsored events.

**Garfield:** On Aug. 13, Garfield's council unanimously passed an ordinance that bans businesses from handing out single-use plastic bags and plastic straws.

**Glen Rock:** Its ordinance bans retail stores from distributing single-use plastic bags and places a 10-cent fee on reusable bags and paper bags. Violating businesses face fines of up to \$200.

**Lambertville:** In 2018, Lambertville passed a ban on single-use plastic bags, polystyrene foam containers and plastic straws. The Lambertville ordinance is now mandatory for businesses. It had previously been a voluntary program.

**Paramus:** The heart of New Jersey shopping — thanks in part to its four malls — adopted an ordinance Aug. 21 that bans businesses from handing out single-use plastic bags and Styrofoam containers.

**Ridgewood:** It passed an ordinance June 12 that bans businesses from handing out single-use plastic bags and places a fee on paper bags.



# Revise Land Use Ordinances to respond to Climate Change

- Develop in areas away from hazards such as flooding and erosion
- Promote open space preservation and clustered development.
- Exceed existing stormwater regulations - consider future climate scenarios in their designs
- Promote natural recharge and reduction of stormwater runoff
- Utilize low impact development techniques
- Revise building codes and design guidelines to permit green roofs, solar panels, wind turbines, passive solar design
- Ensure zoning ordinances require basic design elements such as building orientation and landscape design working in concert with the natural environment





# Climate Change- More to Come

Under NJPACT- **Protecting Against Climate Threats**, the NJDEP will be reforming NJ State land-use rules to build resilient communities

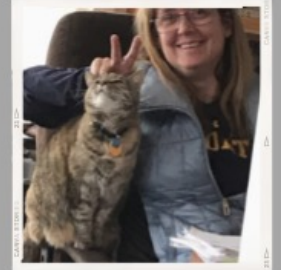
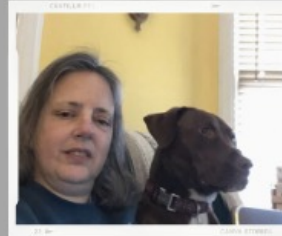
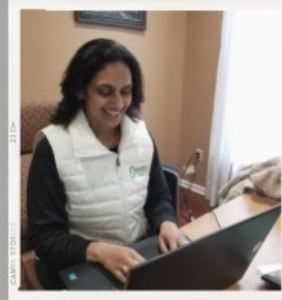
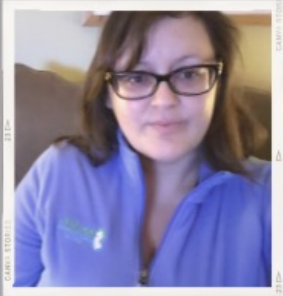
- DEP's Coastal Zone Management Rules
- Freshwater Wetlands Rules
- Flood Hazard Control Act Rules
- Other regulations that address flooding and chronic inundation



# New Stormwater Management Rules

- As of March 2, require all municipalities should have adopted new Stormwater Management Ordinances requiring Green Stormwater Infrastructure for new major developments.
- NJDEP is considering further amending these rules to include
  - lowering the threshold for major developments
  - adopting new standards for redevelopment activities





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