THE WAREHOUSE ECONOMY: THINKING REGIONALLY TO PROTECT OPEN SPACE

ASSOCIATION OF NEW JERSEY ENVIRONMENTAL COMMISSIONS
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OCTOBER 14, 2022
What are the drivers that make New Jersey an attractive State for the siting of warehouses?

--Population density in New Jersey and along the Northeast Corridor;
--Port of New York and New Jersey—second busiest in the U.S.;
--easily accessible from eastern Pennsylvania via I-78;
--Industries devoted to the movement and storage of goods employ 12.2 per cent (1 out of 8) of employed New Jersey residents

Source: Tim Evans, New Jersey Future, January 2022
• What are possible constraints on warehouse growth?
  • Traffic congestion—estimates in State Planning Commission guidance
  • Impacts on air quality, noise
  • Siting decisions—Brownfield sites vs open space
  • Are local planning boards the appropriate decisionmakers? Bridgepoint 8—West Windsor—a case study in poor siting of proposed 7 warehouses on flood-prone land
• Opportunities for communities
• --Redevelopment
• --Ratables revenue
• --Funding of schools and other services
• --Community benefit agreements as possible models