

# 2024 ANJEC Environmental Congress September 27, 2024

Blueprint for Progress: Reimagining Municipal  
Zoning for a Thriving Community  
2:45pm-3:45pm



Presenters:

Paul Gleitz, PP/AICP, Supervisor, Land  
Preservation and Planning, Monmouth County  
Park System

Leah Furey Bruder, PP/AICP, Principal  
Planner,  
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# Overview

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Introduction

Role of the EC in Local Land Use Planning and Regulation

Legal Relationship Between Local Master Plan and Land Development Ordinance

Contents of Land Development Ordinance

Environmental Ordinances and Guidance Documents

Specific Land Uses

Practical Advice for an Effective EC



# The Role of the Environmental Commission In Local Land Use Planning and Regulation

- Advisory
- Participate in Planning Policy Making- Master Plan
- Participate in Crafting Regulations - Zoning and Land Development Code
- Participate in Development Review Process
- **What are some ways that your Environmental Commission has Participated in the Local Planning Process?**
- **What are some things that you as a member, or your EC overall would like to accomplish in your community?**

# The Legal Relationship between the Municipal Master Plan and the Land Development Ordinance

- Power to Zone
- Content of Master Plan
- Land Use Plan
- Sustainability Plan
- Ordinance Consistency with Master Plan
- Master Plan Reexamination Reports
- Master Plan Amendments

# Land Development Ordinance Review

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- Zoning Plan/Map
- Definitions
- Permitted, Conditional, Accessory, and Prohibited Uses
- Area and Bulk Standards (Zoning Standards)
- Design Standards
- Zoning Standards vs. Design Standards
- Completeness and Checklist
- Time of Application Rule
- Non-Permitted Uses/ Use or "D" Variances



# Environmental Ordinances and Guidance Documents



- Invasive Species
- Critical Areas- Steep Slopes, Ridgelines, Forested Areas
- Tree Removal and Replacement
- Environmental Impact Statements and Environmental Site Assessments
- Recommended Plants and Trees

# Specific Land Uses

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Warehouses

Extractive Industries

Asphalt and Concrete Plants

Heavy Industrial Uses

Affordable Housing

*Prior Rounds*

*Fourth Round*

*Inclusionary Zoning and 100% Affordable  
Zoning*

*Vacant Land Adjustments*

*Unmet Need and Redevelopment*



# Role of Environmental Commission

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- Environmental Resource Inventory
  - Ordinance Review
  - Share information and provide insight
  - Propose Environmental Policies and Ordinances
  - Participate in Comprehensive Planning Process
  - Application Review Memos
  - Planning Board Liaison
  - Demonstration Projects
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# Practical Advice for an Effective Environmental Commission

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How to spend limited time to make a difference

Advocate for strengthening vague master plan recommendations and/or land development ordinance requirements

Observe trends and respond proactively

Connect environmental priorities to other planning priorities

**Its all interconnected!**





Questions



Thank you!