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,
LFB Land Planning LLC



Overview

Introduction

Role of the EC in Local Land Use Planning and Regulation

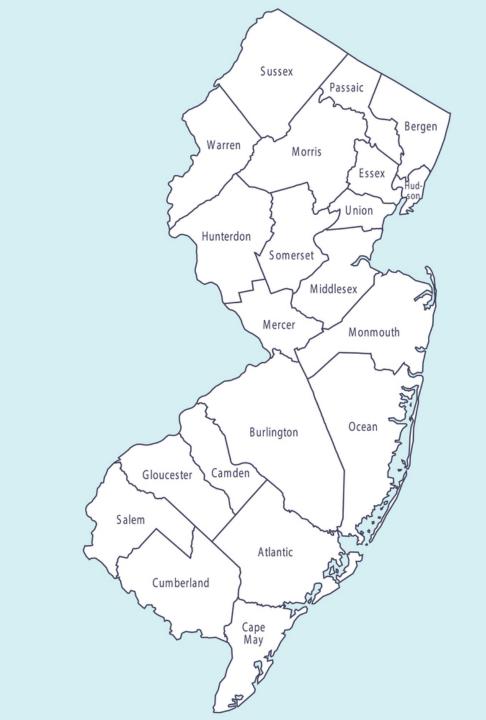
Legal Relationship Between Local Master Plan and Land Development Ordinance

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 PolicyMaking- Master Plan
- Participate in Crafting Regulations Zoning and Land Development
 Code
- Participate in Development ReviewProcess

What are some ways that your Environmental Commission has Participated in the Local Planning Process?

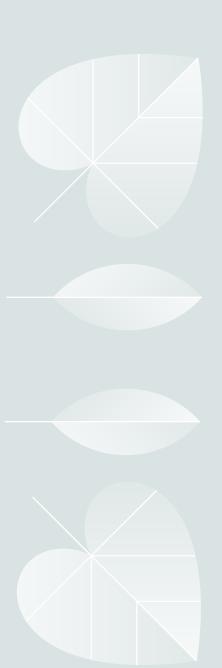
What are some things that you as a member, or your EC overall would like to accomplish in your community?

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

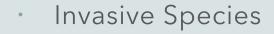
- Power to Zone
- Content of Master Plan
- · Land Use Plan
- Sustainability Plan
- Ordinance Consistency with Master Plan
- Master Plan Reexamination Reports
- Master Plan Amendments

Land Development Ordinance Review

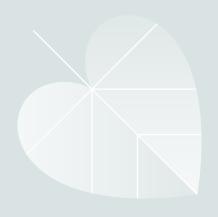
- Zoning Plan/Map
- Definitions
- Permitted, Conditional, Accessory, and Prohibited Uses
- Area and Bulk Standards (Zoning Standards)
- Design Standards
- Zoning Standards vs. Design Standards
- Completeness and Checklist
- Time of Application Rule
- Non-Permitted Uses/ Use or "D" Variances



Environmental Ordinances and Guidance Documents



- 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

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

- 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

Practical Advice for an Effective Environmental Commission

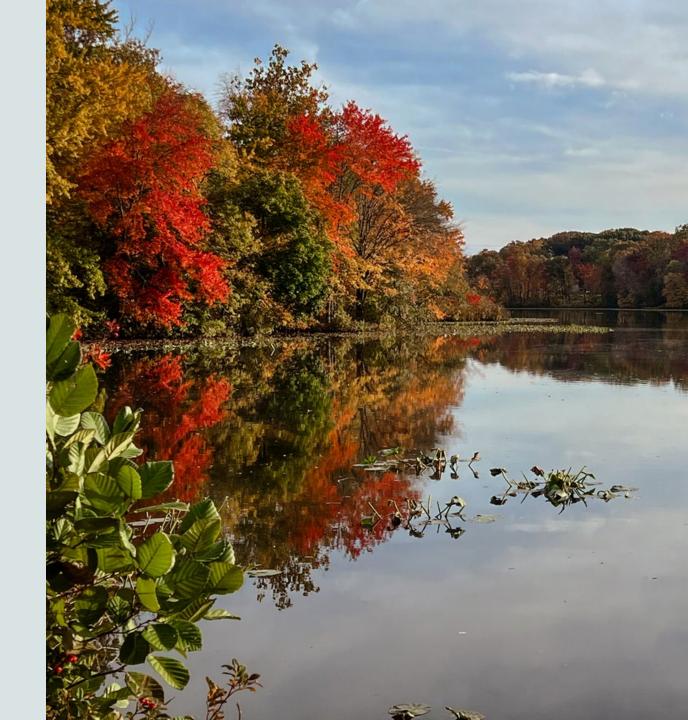
How to spend limited time to make a difference

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!