

New Plan Endorsement

Goal of Update

- Eliminate Initial/Advanced Plan Endorsement
- Create Collaborative Approach
- Provide Predictability
- Create Mutual Obligations Between State & Petitioners
- Provide Credible Methodology for Implementation of State Plan
- Advance policies of State agencies consistent with State Plan
- Make Endorsement Worth the Investment of Time & Resources
- Ensure Adequate Public Input Into Process

Necessary Steps

- Revise State Planning Rules
- Update Guidelines & Procedures for Each Category of Endorsement
- Coordinate Regulations and Programs of State Agencies with New Plan Endorsement
- Allocate Appropriate Resources

Plan Endorsement Overview

- Tailored to Match the Character & Needs of Petitioning Entity
- Designed to Incorporate What is Within the Jurisdiction of the Petitioning Entity
- Realistic & Worthwhile Benefits Tied to Endorsement
- Predictable & Transparent Process

New Rule

- Requires Petitioner to Prepare for Endorsement
- Provides Clear Guidance for Review of Petitioner's Submission
- Establishes Procedure for Contract for Endorsement (MOU and Action Plan)
- Places Obligations on Petitioner and on State Agencies
- Establishes Categories of Endorsement

Five Endorsement Categories

1. Municipal Plan Endorsement
2. County Plan Endorsement
3. Special Resource Area
 - Regional Plans for Designated Special Resource Area
4. Regional
 - Groups of Municipalities Sharing Common Focal Point (e.g., Environmental Feature or Transportation Corridor)
 - Detailed Review with Regional Perspective
5. Neighborhood
 - Designated Urban Centers Only
 - Done as Part of Plan for Full Municipal Endorsement

Specific Guidelines for Each Category

New Guidelines

- Capacity-based Planning Approach
- Sets Forth Requirements for Endorsement
- Flexible to Tailor Requirements and Benefits to Particular Needs of Petitioner
- Prepared with Input of Relevant State Agencies
- Appendix Will Contain Best Practices and Samples of every Deliverable

Procedure

- Pre-petition meeting
- Initial Assessment
- Submission of Petition for Plan Endorsement
- State Agency Consistency Review
- Adoption of MOU and Action Plan
- Certificate of Eligibility for Plan Endorsement
- Implementation of Action Plan
- Endorsement & PIA
- Monitoring

Pre-petition Meeting

- Informational meeting between OSG, State agencies, and petitioner
- Receive direct contact information for each participating State agency
- No documents required

Initial Assessment

- Community Inventory
 - Pulling together existing documents and information
- Simple Build-Out Analysis based on Trend
- Community Visioning
 - Public hearing
 - Resolution adopting Community Visioning
- Smart Growth Assessment Report

Petition for Plan Endorsement

- Application for Plan Endorsement
- Smart Growth Assessment Report
- Existing Planning Documents
- Draft PIA
- Public hearing and Resolution
Approving Submission of Petition

State Agency Assessment

- Includes Capacity & Sustainability Analysis
- Compare Planning to State Plan and Agency Policy Goals
- Identify planning issues
- Propose revisions to PIA
- Produce MOU and Action Plan with Set Requirements and Timetable for submission and state agency review

MOU and Action Plan

- Contract between OSG and Petitioner
- Negotiated between OSG, State agencies and Petitioner
- Reviewed by the SPC and public
- Appropriately Structured to meet needs of Petitioning Entity

Certificate of Eligibility for Plan Endorsement

- Issued within 100 days of submission of Petition for Plan Endorsement
- Authorizes Petitioner to plan for specific growth-oriented designations such as:
 - TDR receiving areas
 - Transit Village Areas
 - Redevelopment areas
 - CAFRA coastal centers
- Plan for growth while considering impacts of growth to area as a whole
- Does not entitle Petitioner to designation, only to plan for designation with support of State

Implementation of State Plan

Plan requirements (case-by-case basis)

- Updated Master Plan
- Land Use
- Housing
- Circulation
- Infrastructure and Utilities
- Community Facilities
- Open Space and Recreation
- Conservation
- Economic Development
- Historic Preservation
- Recycling
- Farmland Preservation
- Transfer of Development Rights
- Public Safety

Implementation Mechanisms

- Modified/Updated Master Plans
- Additional Master Plan Elements
- Utilization of Innovative Planning Tools
 - Form-Based Codes
 - Transit Village
 - TDR
 - Clustering
 - Alternative Wastewater Technologies
- Design Criteria
- Local Zoning Ordinances
- Comprehensive Planning
- Pilot Programs

Endorsement and PIA

- Petitioner completes all Action Plan Items
- OSG prepares recommendation for endorsement
- SPC considers plan and PIA for endorsement

Monitoring

- Missing Element to Date
- Ensure that PIA is Implemented
- Follow-up on Petitioner's Compliance
- Requires Submission of Annual Report unless otherwise agreed
- Provide Information on Planning Board & Board of Adjustment Approvals and Zoning Changes
- Enforce Revocation of Endorsement & Loss of Benefits for Failure to Comply

Summary

- Four Step Process
 - Petitioner Assesses Present Conditions & Establishes Vision for Future
 - State Agencies Assess Petitioner & Establish Plan to Help Petitioner Reach Vision Consistent With State Plan
 - Course of Action Agreed Upon
 - Identified Action Items are Implemented
- Process is Flexible & Tailored to Each Petitioning Entity
- Endorsement is Achieved Through a Contract for Success
- Petitioner Input Into Benefits Resulting From Plan Endorsement
- Benefits Have Real Value
- Buy-in From Relevant State Agencies
- Tie Goals & Policies of State Plan to Actions, Investments & Policies of Planning Authorities, Local & County Governments & State Agencies