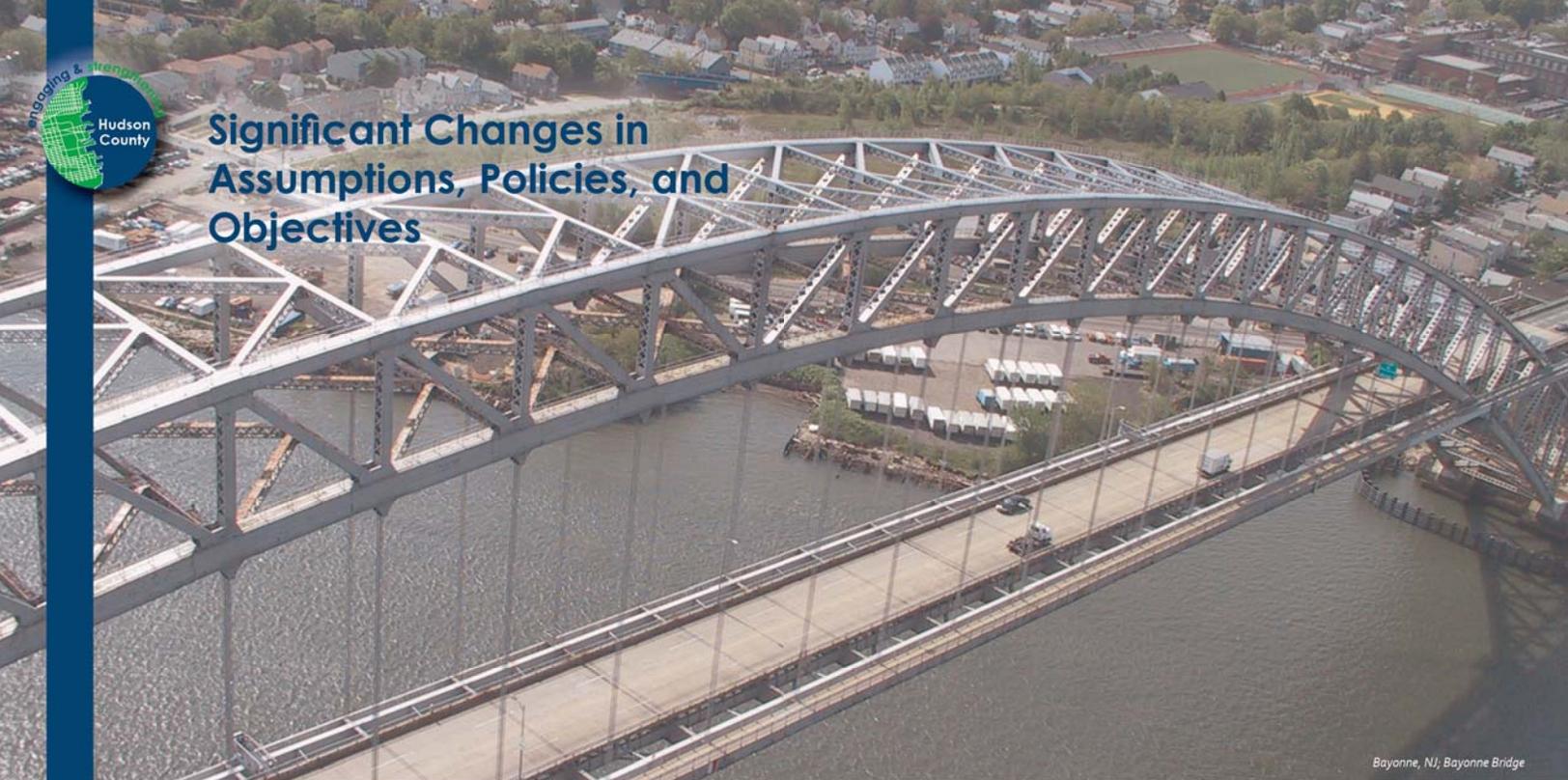


Significant Changes in Assumptions, Policies, and Objectives



Bayonne, NJ, Bayonne Bridge

Demographics

The following discussion of county demographic conditions relies largely on the latest available data at the time of this report, Census 2010 data, and as such, may not accurately reflect current conditions in the county. The most current data, from the 2014 American Community Survey, 5-year Estimates (collected from years 2010-2014), is used where possible instead of using the 2010 Decennial Census data. It is important to understand demographic conditions and population trends in order to comprehensively plan for Hudson County's future, and to identify growing problems or potential areas of concern.

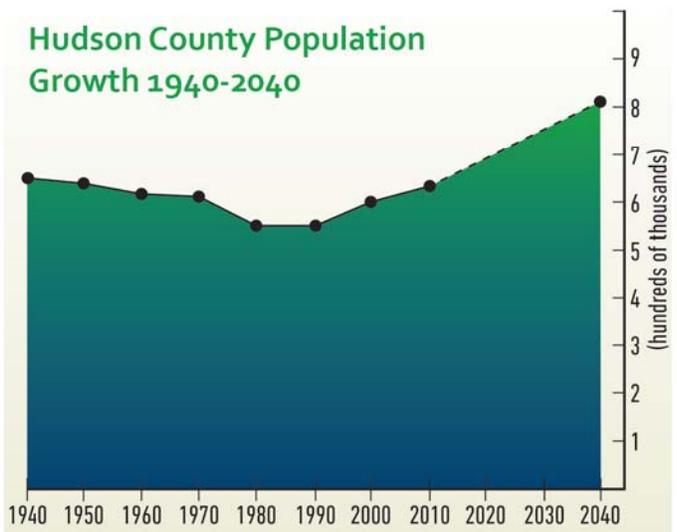
Table 3: Forecasted Population Growth

Location	2010	2040	Change	% Change
Hudson County	634,300	817,300	183,000	28.85%
Bayonne	63,020	78,650	15,630	24.80%
East Newark	2,410	4,510	2,100	87.14%
Guttenberg	11,180	11,650	470	4.20%
Harrison	13,620	32,050	18,430	135.32%
Hoboken	50,010	57,630	7,620	15.24%
Jersey City	247,640	356,250	108,610	43.86%
Kearny	40,680	43,000	2,320	5.70%
North Bergen	60,770	70,830	10,060	16.55%
Secaucus	16,260	22,840	6,580	40.47%
Union City	66,440	69,870	3,430	5.16%
Weehawken	12,550	17,200	4,650	37.05%
West New York	49,710	52,840	3,130	6.30%

Source: 2010 Census, NJTPA Population Forecasts

Historic Population Trends

After nearly six decades of population decline, Hudson County is now growing. Between 1990 and 2010, almost every municipality within the county grew by at least 10%. The 2015 Population Estimates from the U.S. Census indicate continued



strong growth. According to these estimates, four municipalities already exceeded a 10% population increase since 2010. This recent population growth is the result of strong housing construction and significant immigration. Although past trends do not necessarily guarantee those patterns will continue into the future, they do provide a sense of direction and call attention to emerging trends.

Population Forecasts

An important element of the Master Plan is Hudson County’s forecasted population for 2040. This forecast establishes the need for a range of development activities, including additional housing, infrastructure, and transportation improvements to meet the needs of current and future residents. The 1998 Preliminary State

Plan projected that the county’s 2010 population would be 614,310, but it was exceeded by almost 20,000 residents. Today, the population in Hudson County is thriving and continuing to grow. As of the 2015 US Census, 1-year Estimates Jersey City is the 75th largest city in the nation and its population has grown by 10.1% between 2000 and 2015¹⁶. The larger than anticipated growth has occurred due to significant new development since the last forecast, but especially since the most recent Master Plan Re-Examination in 2008. Redevelopment has had a large impact on the expansion in development occurring throughout the county. Eighteen redevelopment plans in Hudson County have been adopted since the 2008 Master Plan Re-Examination, which have created new areas available for population growth.

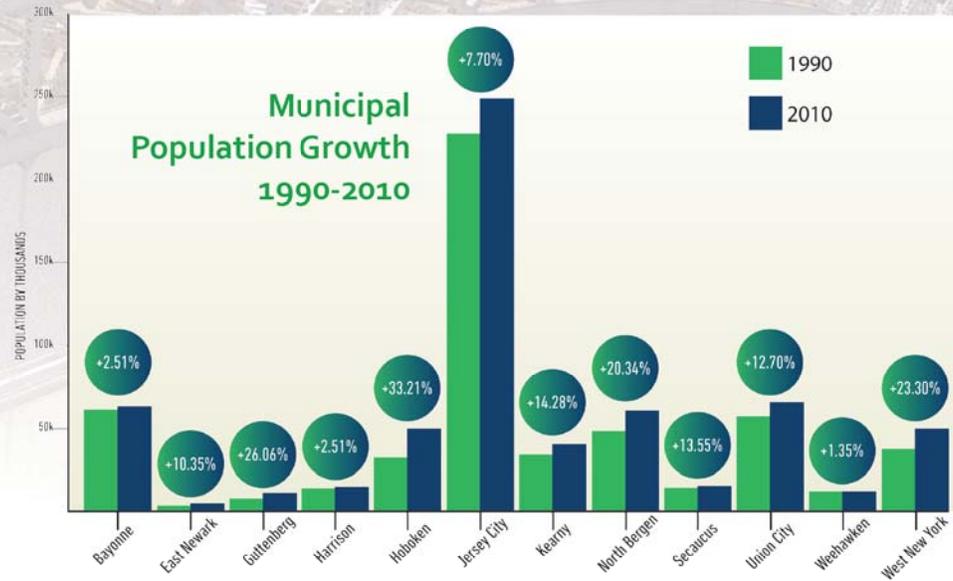
Table 4: Approved Residential Developments

Name	Location	Description
Peninsula at Bayonne Harbor	Bayonne	Plans call for 2,500 housing units, 1.5 million sq. ft. of office space, 345,000 sq. ft. of retail, and 50 acres of open space in multiple segments built by different developers
Harrison Station	Harrison	Phases 1 and 2 included an Element Hotel, 275 rental units, and 12,184 sq. ft. of retail. 330 Harrison Station, a 4-story, 329 market-rate unit building, began renting November 2015. Ultimately, development will include a total of 2,250 units, 80,000 sq. ft. of retail, and a 1,006 sq. ft. parking deck when completed
Hoboken Rail Yards	Hoboken	Redevelopment of 36 acre NJ Transit rail yards along Hoboken’s Observer Highway, to include 2.3 million sq. ft. of mixed-use development- 68% office space, 25% residential, and 7% retail
900 Monroe	Hoboken	11-story apartment building with 135 units near the HBLR station at 9th and Monroe Streets (completed)
Journal Squared	Jersey City	Three towers: 45-story tower with 538 units, a 70-story tower with 700 units, and a 60-story tower with 600 units
One Journal Square	Jersey City	56-story tower with 744 residential units as well as retail (120,000 sq. ft.), office, and parking at the base The developer will also completely re-design and renovate the public plaza (36,000 sq. ft.) at Journal Square.
Trump Bay Street	Jersey City	50-story luxury residential tower with 447 luxury apartments and 11,000 square feet of retail
99 Hudson Street	Jersey City	79-story tower with 781 condominium units and 15,000 square feet of commercial and retail . The 900-foot skyscraper will become the tallest building in New Jersey
Passaic Avenue Redevelopment	Kearny	Redevelopment plan to demolish abandoned warehouses and construct a large retail complex-- 458 rental housing units and two parking structures
Hudson Mews	North Bergen	11 acre former Hudson News complex is being demolished and will be replaced with 7 building gated residential complex with 288 rental units, a clubhouse, and on-site parking

Population Growth by Geography

Between 2010 and 2040, Hudson County is forecasted to gain 183,000 residents according to the North Jersey Transportation Planning Authority (NJTPA), growing by 28.9%. Where the previous projections estimated that Hoboken, Jersey City, Weehawken and West New York would account for 97.1% of the county's population growth, Jersey City and Weehawken did not grow as expected. In the most recent forecasts, Harrison (135.32%) will experience the highest population growth rate, but that will account for only about 18,430 new county residents. Jersey City is forecasted to have the greatest amount of actual population growth, adding 108,610 new people by 2040. Guttenberg (4.20%), Kearny (5.70%), Union City (5.16%), and West New York (6.30%) are expected to grow by less than ten percent over the next 25 years. As the county did for the previous population projection, the county's current future population may exceed forecasts due to an increase in development and redevelopment around the county, especially in Jersey City and Hoboken.

Hudson County has grown over 13% over the past 30 years and is expected to grow by 29% by 2040



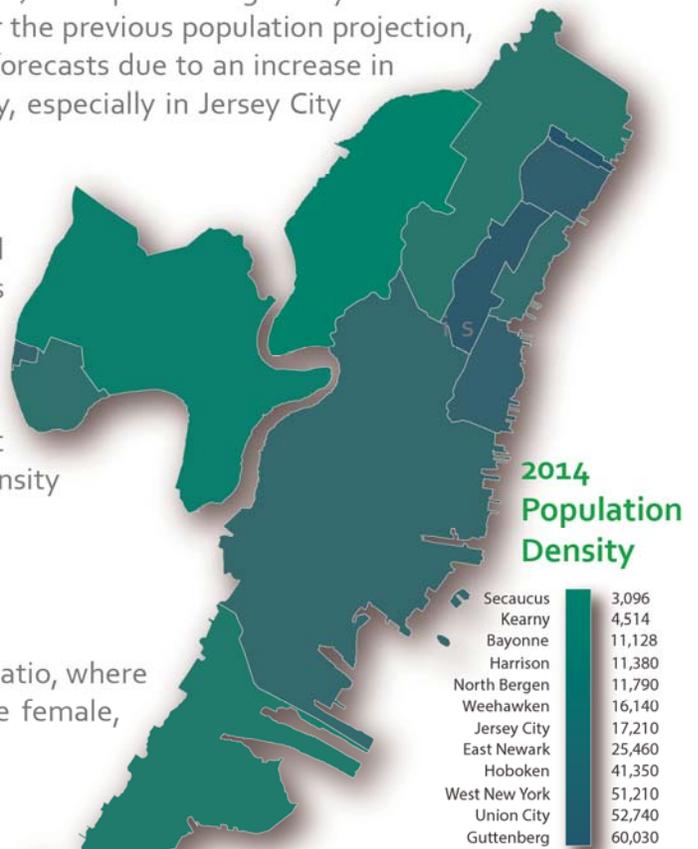
Source: U.S. Census Bureau, 2000 and 2010

Density

Hudson County is the sixth most densely populated county in the nation, exceeded only by counties in New York City and San Francisco, and the 8th smallest county in land area nationwide. Guttenberg, the second smallest municipality within the county at .2 square miles, is the county's densest municipality. Secaucus has a low population density relative to other municipalities in county.

Population Gender

Hudson County has a relatively even male to female ratio, where 49.58% of the population are male and 50.42% are female, according to the 2014 American Community Survey.



Source: U.S. Census Bureau, 2014 5-Year Estimates

Age

According to 2010 Decennial Census data, 29.4% of Hudson County residents were Millennials (generally, people born between 1980 and 2000). By 2014, the percentage of the Millennial population grew to account for about one-third (33.61%) of the county's total population, the highest share of Millennials in the state. Additionally, Hudson County's share of the "young adult" age cohort (aged 25-35) is the highest in the State; by comparison, Cumberland County has the second highest percentage of young adults, who account for 14.64% of their total population. Hudson County also has the lowest percentage of Baby Boomers (born between 1946 and 1964) at 19.81%

34.5
years

Hudson County
Median Age

4.8
years

younger than
NJ Residents

under 5



5-9



10-14



15-19



20-24



25-34



35-44



45-54



55-64



65 & over



Population by Age Cohort

10,000 people; 2010 figures

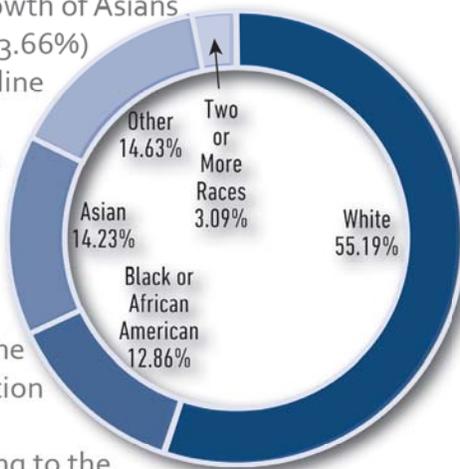
10,000 people; 2000 figures

Source: U.S. Census Bureau, 2000 and 2010

and senior citizen population (aged 65+) at 10.56% in the state. Hudson County residents' median age is nearly five years younger than all residents in the State.

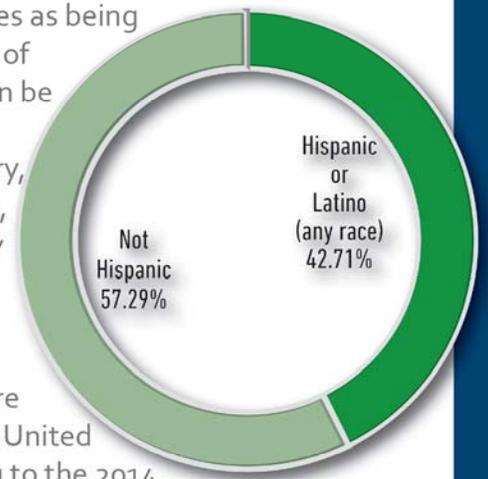
Race

Between 2000 and 2014, the White, Black or African American, and Asian populations all grew, but the rapid growth of Asians (an increase of 63.66%) resulted in a decline of Whites and Blacks or African American's as a share of the County's population. Whites remain the majority population in the County at 55.19%. According to the 2014 5-Year ACS, however, Hudson County ranked 2nd amongst its NJ county counterparts for the smallest proportion of white population and ranked first for the greatest proportion of "Some other race alone" at 14.25%. Given Hudson County's diverse population, it is important to continue efforts to provide equal access to county facilities and amenities to cater to the diverse needs of county residents.



Hispanic Population

The ethnic mix of the county is more diversified in 2014 than it was in 2000, as more residents identify themselves as being Hispanic. Persons of Hispanic origin can be any race; origin is defined as ancestry, nationality, group, lineage or country of birth of the person or the person's parents or ancestors before their arrival in the United States. According to the 2014 ACS, Hispanics of any race comprise 42.71% of Hudson County's population where the largest apportionment of the Hispanic population for Hudson County is located in Jersey City (25.10%), Union City (20.67%), North Bergen (16.30%) and West New York (14.46%). Less than one-percent (0.58%) of the county's Hispanic population resides in East Newark, the lowest percentage in Hudson County.



Foreign-Born

Hudson County has the second highest foreign-born population in New Jersey and the highest percentage (45.69%) of foreign-born residents in 2014. 42.11% of the county's foreign-born population in Hudson County has entered the U.S. since 2000, and 9.56% since 2010. Six Hudson County municipalities have a foreign population that comprises more than half their total population; Hoboken has the lowest foreign-born population at 20.88% of the city's total population. By comparison, New Jersey's

proportion of foreign-born residents is 23.88%. Of all foreign-born residents, 45.51% have become a naturalized U.S. citizen, but only 17.00% since 2000. Immigration has enabled the county to maintain its population, but has increased the need for school facilities, municipal services and housing. Future land use decisions should take into consideration Hudson County's historical appeal to immigrants and refugees.

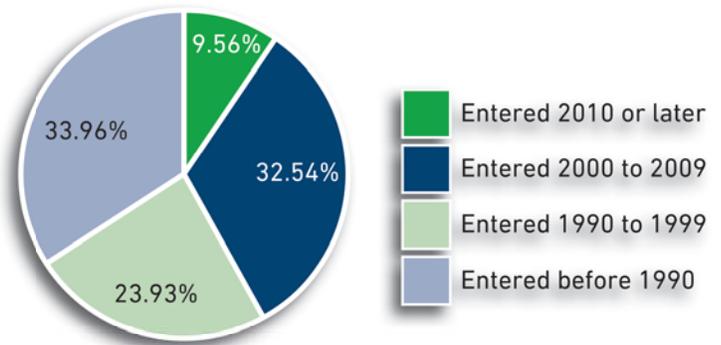
Table 5: % Foreign-Born

Place	Percentage
New Jersey	23.88%
Hudson County	45.69%
Bayonne	30.90%
East Newark	61.19%
Guttenberg	58.19%
Harrison	58.38%
Hoboken	20.07%
Jersey City	44.17%
Kearny	45.26%
North Bergen	54.82%
Secaucus	38.02%
Union City	62.86%
Weehawken	40.81%
West New York	61.11%

Source: U.S. Census, 2014 5-Year Estimates



Foreign Born Population by Year of Entry



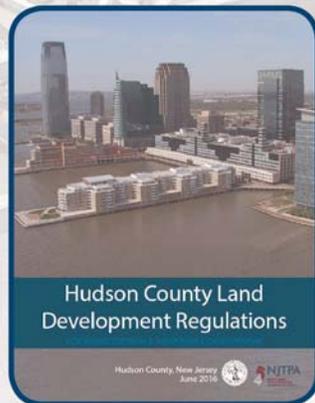


Changes in the County

New Laws

Hudson County Land Development Regulations Update

In October 2008, Hudson County adopted a new County site plan and subdivision ordinance, *Hudson County Land Development Regulations for Smart Growth and Sustainable Development*, or the Hudson County LDR. The ordinance provides the rules that govern how applications are reviewed and approved. The county updated its Land Development Regulations (LDR) in June of 2016 to incorporate resiliency and Complete Streets requirements. The update included new Street Typologies located in the LDR's Design Standards for Traffic and Roadway Design section. The street typologies are based on an urban-transsect roadway classification system, which recommends urban design strategies based on where a street falls within the transect and its overall land use context, and its relationship to the pedestrian streetscape and connections. The LDR update also created refined Green Stormwater Infrastructure (GSI) techniques and design and construction standards, along with descriptive text for techniques, such as rain gardens, bioswales, permeable pavers, native landscaping, and others, along with guidance as to where particular methods are appropriate.



New Policies

Hudson County Complete Streets Policy

The Hudson County Board of Chosen Freeholders adopted the Hudson County Complete Streets Policy in 2012. The Policy defines a Complete Street as *"a means to provide safe and convenient access for all users, including pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods and public transit users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options."*

The policy directs Complete Streets practices to be integrated into the planning, design, construction, maintenance, and operation of county roads, bridges, parks, and building projects funded by the county's Capital Improvement Plan, to the extent practicable. Additionally, part D of the Policy states that *"Complete Street Policies shall support the goals of the Hudson County Master Plan."*

Relationship to Other Plans

New Jersey Sports and Exposition Authority (NJSEA), Meadowlands District Master Plan (2004)

There are four municipalities in Hudson County that also fall under the jurisdiction of the Meadowlands District: Jersey City, Kearny, North Bergen and Secaucus. Secaucus and Kearny have adopted and maintained the Meadowlands District Master Plan as well as its zoning regulations, codes and standards, where Jersey City and North Bergen have chosen not to adopt and maintain the plan and have deferred review and approval rights to the NJSEA. Adopted by the NJSEA in 2004, the Meadowlands District Master Plan is intended to protect the resources within the 8,400-acre District while also balancing planned development and redevelopment, integrating multi-modal transportation and retaining commercial, industrial and job growth.

Hudson County Hazard Mitigation Plan (2015)

This document is intended to prepare the County for and reduce the potential impacts of natural hazards through cost-effective and sustainable mitigation planning. The Hazard Mitigation Plan recommends the integration of natural hazard risk and mitigation project identification into other County planning efforts. The plan has specific infrastructure recommendations for backflow preventers and pump station projects, drainage pipes, relocation of critical facilities, back-up power for lights, and other mitigation measures.

Municipal Master Plans

Bayonne, 2000 Master Plan

The 2000 Master Plan created a vision for the City's future for the year 2020. The municipality is currently undergoing a master plan re-examination,

which is expected to be completed by 2017. The re-examination focuses on revitalization along Broadway, open space connections, strengthening neighborhoods, and traffic and transportation related issues.

East Newark, 1984 Master Plan

East Newark did not have a master plan before this 1984 document. However, it does identify its floodplain (which covers the entirety of the municipality) and mentions an unimplemented USACE flood protection project for the Passaic River to include channel improvement floodwalls, levees, and flood impoundments. Some issues identified in the community facilities element such as upgrading its combined sewer system align with the issues identified in the county's most recent re-examination report. Specifically, the Master Plan requests that the county make improvements to the Passaic Avenue and Central Avenue intersection. The municipality also produced a 2007 Redevelopment Plan for properties near Thread Mill, and suggested using adaptive reuse of the industrial site and aims to encourage the development of appropriate residential and commercial uses while improving the pedestrian environment and traffic circulation within the redevelopment area. The Plan is in compliance with the 2002 Hudson County Master Plan.

Guttenberg, 2002 Re-examination Report (1986 Master Plan)

No other planning documents have been produced in Guttenberg since the 2002 Re-examination Report. As per the MLUL, municipalities should periodically review and revise their Master Plans every ten years. Guttenberg should have updated its plan in 2008, nearly six years ago.

Harrison, 2007 Master Plan

The purpose of the 2007 Master Plan is "to guide the growth and development of the Town over the course of the next 6 to 10 years." The plan focuses on increasing density and development along traditional thoroughfares, increasing active recreation space, and increasing transportation links between Harrison and other municipalities. The Waterfront Redevelopment Plan (2012),

which covers a 250-acre area along the Passaic River Waterfront, also defines a vision for much of Harrison and aims to create a vibrant mixed use, transit-oriented, and pedestrian scale development.

Hoboken, 2010 Re-examination Report (2004 Master Plan)

The 2010 Re-examination Report for Hoboken focuses on "green" priorities and sustainability initiatives. Some of these green practices have been implemented throughout the city. The Hoboken Re-examination Report recommends that Hoboken and Hudson County "establish a collaborative relationship to leverage larger returns on investments that both parties would benefit, for example, around the 14th Street Viaduct, waterfront and on innovations to the County streets that traverse the City." The County and the City have worked closely together to fulfill this objective through various successful road improvements projects.

Jersey City, Multi-Year Re-examination Reports & Amendments (2000 Master Plan)

Since the 2000 Plan, the City has amended and periodically re-examined the master plan (general re-examination, 2006; general re-examination, 2007; Circulation Element Update, 2009; general re-examination, 2011; Historic Preservation Element, amended 2005 & 2015; Land Use Element, amended 2015 and update 2016). The Vision for Jersey City extends into the year 2050 with the intent to transform into a "green" world-class center with a multi-modal transportation center, a range of housing and retail choices, as well as many employment and business opportunities. Specifically, the plan identifies in the 2009 Circulation Element, Strategy G8-C to "work with Hudson County and neighboring municipalities to identify missing inter-municipal roadway links and opportunities to develop new roads that improve access between municipalities using complete streets principles." Adopted in 2010, the Journal Square Redevelopment Plan includes areas where the county has jurisdiction (i.e. along JFK Boulevard) and its purpose is "to foster the redevelopment of

Journal Square, Jersey City's central business district, by providing for transit oriented development of new housing, offices, commercial, and public open spaces within walking distance to the Square and transit facilities, returning Journal Square to a flourishing central business and shopping destination."

Kearny, 2008 Re-examination Report (2001 Master Plan - Revision)

Issues identified in the Kearny Re-examination Report that also intersect Hudson County priorities include an aging infrastructure, presence of combined sewage overflows (CSOs), significant flooding, the need for more sustainable approaches, and better circulation for transit, pedestrians, bicyclists and vehicles.

North Bergen, 2009 Re-examination Report (1987 Master Plan)

The 2009 Re-examination identifies multiple land use goals, including maintaining and enhancing areas of stability, encouraging reinvestments and rehabilitation in its largely developed community, improving areas where industrial uses have become underutilized, providing a variety of housing types, preserving and enhancing the township's commercial area, improving park facilities and connections, preserving waterfront amenities, and providing improvements in circulation. County roads mentioned in the plan include John F. Kennedy Boulevard, Boulevard East and River Road. The plan recommends maintaining the commercial character of John F. Kennedy Boulevard West and protecting the views from Boulevard East. River Road was recommended for a re-zone to allow mixed-use development.

Secaucus, 2009 Re-examination (1979 Master Plan; 1999 Re-examination Report)

This is Secaucus' fifth re-examination report since its 1979 Master Plan. Of continuing concern was adequate growth management for Secaucus in a regional and local context, with a cost to Secaucus residents. Most recently, Secaucus opted out of NJSEA zoning control in 2015, which allow them to have more control over their planning and zoning although they are still required to comply with NJSEA environmental regulations. The regional

outlook of the Meadowlands often conflicts with those land uses at the local level.

Union City, 2009 Master Plan

The 2009 Master Plan focuses development on traditional thoroughfares, increasing active and passive recreation space within the city, and increasing transportation links between Union City and other municipalities.

Weehawken, 1991 Re-examination Report (1984 Master Plan)

This outdated re-examination report analyzes the 1976 Master Plan as well as the 1984 Re-examination Report. Weehawken also published a Land Use Element for Upper Weehawken in 1998. It identifies issues that aligned with those identified in the county's 2008 Re-examination Report including providing housing for all income levels and family compositions. In 1984, a Land Use Plan was prepared for the Waterfront of which Waterfront zoning was the focus and protection of the Palisades a secondary focus. In 1998, a Land Use Plan was prepared for Upper Weehawken of which the preservation of residential community and the prevention of the improper development of the steep slopes of the Palisades were priorities.

West New York, 2015 Master Plan

The Vision for West New York includes celebrating its cultural diversity through family oriented recreation facilities, an abundance of green space and public spaces, broad range of housing choices, and attractive commercial districts. The plan identifies a common concern for combined stormwater and sanitary sewer lines.

Changes in the State

New Laws

Affordable Housing/COAH

Although the county as a jurisdiction does not have to comply with affordable housing laws, the municipalities within the county must adhere to the requirements of the Fair Housing Act to provide their "fair share" of affordable housing for low and moderate income persons and households. After

the Appellate Division invalidated the third round growth share regulations in 2007, the Council on Affordable Housing (COAH) proposed a “revised” set of third round regulations. After a series of Supreme Court cases pertaining to COAH’s inability to adopt appropriate Third Round Rules, on March 10, 2015, (“the March 10 Decision”) in the Matter of Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), the Supreme Court declared COAH “moribund” and ordered the courts to provide a judicial remedy due to COAH’s failure. The decision provided that municipalities may initiate declaratory judgment actions and seek approval of their housing element and fair share plans through the courts.

The Supreme Court ordered that affordable housing obligations for municipalities be determined on a court-by-court basis using the methodologies from the First and Second Round rules pursuant to N.J.A.C. 5:91 and N.J.A.C. 5:93. The Court held that:

“In establishing a process by which towns can have their housing plans reviewed by the courts for constitutional compliance, the Court’s goal is to provide a means by which towns can demonstrate compliance through submission of a housing plan and use of processes similar to those which would have been available through COAH for the achievement of substantive certification. The end result is to achieve adoption of a municipal housing element and implementing ordinances deemed to be presumptively valid if thereafter subjected to challenge.”

Local Housing and Redevelopment Law

On September 6, 2013, Chapter 159 was signed into law and significantly changed the way that municipalities designate “areas in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.. Chapter 159 moves a municipality’s decision to reserve the power of eminent domain to the very beginning of the redevelopment process; now, when asking the local planning board to investigate whether an area should be designated as in need of redevelopment,

the municipality must indicate whether it is seeking to designate a “Non-Condensation Redevelopment Area” or a “Condensation Redevelopment Area”. The criteria for each type of area are the same; the only difference is the power to use eminent domain. Under the legislation, areas in need of redevelopment in which the municipality is authorized to use eminent domain are also called “Condensation Redevelopment Areas.” Areas in need of redevelopment in which the municipality may not use eminent domain are called “Non-Condensation Redevelopment Areas.”

Chapter 159 also revised the “e” criterion for designating an area in need of redevelopment, and expanded the criteria for designating an area in need of rehabilitation.

New Regulations

NJDEP Flood Management Regulations

The latest Flood Hazard Area Control Act Rules (N.J.A.C. 7:13), were adopted November 5, 2007, and last amended in February 2015. The rules govern disturbance to land and vegetation within the flood hazard area or riparian zone of regulated waters. The amendments helped reduce unnecessary regulatory burdens, included appropriate flexibility, and provided better consistency with Federal, local and other State requirements. Amendments proposed as recent as June 2016 include increased riparian zone protections, additional protections for the 300-ft riparian zone, improved mitigation requirements, and facilitated environmentally beneficial agriculture activities among others.



Base Flood Elevation Requirements

The most recent FEMA flood hazard data source available for Hudson County is the Preliminary Flood Insurance Rate Map (pFIRM), last revised January 30, 2015 (except for the NJ Meadowlands area). FEMA has not yet released final Flood Insurance Rate Maps (FIRM) and Base Flood

Elevations (BFEs) for Hudson County. Until the final maps and data are adopted, Hudson County communities continue to use the “Effective Flood Insurance Rate Map” (adopted 2006) to regulate development in flood prone areas, however, they are free to adopt more stringent standards. However, the City of New York filed an appeal to FEMA regarding the Preliminary FIRM’s and the methodology employed to determine the extent of the flood zones and their associated Base Flood Elevations. New Jersey Senators Bob Menendez and Cory Booker along with several New Jersey mayors and the Hudson County Executive have issued letters to FEMA supporting New York City’s appeal effort.

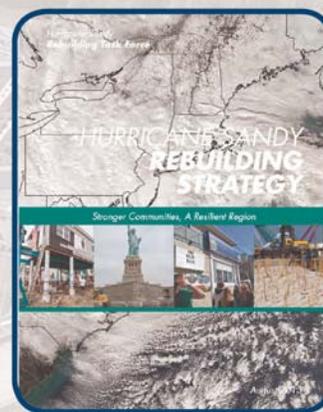
Urban Enterprise Zones (UEZs)

The Urban Enterprise Zone (UEZ) program was created in 1983 by the New Jersey Department of Community Affairs (DCA). It was designed to raise tax revenue in economically challenged areas in New Jersey but the program has since been stalled after funds were diverted from the program to the state budget in 2010. Of the 32 UEZs that encompass 37 municipalities throughout New Jersey, seven municipalities are located in Hudson County (Bayonne, Guttenberg, Jersey City, Kearny, North Bergen, Union City and West New York). New legislation (A-3952) proposed in 2016 would have diverted 30 percent of the sales tax collected by businesses, amounting to a penny for each dollar spent at the business, to that municipality’s Enterprise Zone Assistance Funds. Both houses in the state legislature passed the bill on Dec. 18 2016 and it went to Governor Christie, where it was vetoed.



Relationship to Other Plans HUD Hurricane Sandy Rebuilding Strategy (2013)

President Obama signed Executive Order 13632 on December 7, 2012 to establish the Hurricane Sandy Rebuilding Task Force. Section 5 of that Order enables the Task Force to create the Hurricane Sandy Rebuilding Strategy. That strategy was published in August 2013 and acts as the guidelines for the investment of Federal recovery funds and “sets the region on the path to being built back smarter and stronger” while “ensuring the region is rebuilt in a way that makes it more resilient – that is, better able to withstand future storms and other risks posed by a changing climate.” The recommendations detailed in this report can help communities in the Sandy-affected region become a model for other communities across the country. Key goals from the study are:



- Promoting Resilient Rebuilding through Innovative Ideas and a thorough Understanding of Current and Future Risk
- Ensuring a Regionally Coordinated, Resilient Approach to Infrastructure Investment
- Restoring and Strengthening Homes and Providing Families with Safe, Affordable Housing Options
- Supporting Small Businesses and Revitalizing Local Economies
- Addressing Insurance Challenges, Understanding, and Affordability
- Building State and Local Capacity to Plan for and Implement Long-Term Recovery and Rebuilding
- Improving Data Sharing Between Federal, State, and Local Officials

State Strategic Plan

In 1986 New Jersey adopted the State Planning Act – an effort to coordinate land-use planning among state agencies and different levels of

government. The act mandated the creation of the State Development and Redevelopment Plan (the "State Plan"), as well as the formation of the State Planning Commission and its staff, which is now called the Office of Planning Advocacy in the Department of State.

The draft Final State Strategic Plan: New Jersey's State Development and Redevelopment Plan and the draft Infrastructure Needs assessment was released for public comments and hearings in November 2011. The plan is "to focus the State's policies and investments on vibrant regions by fostering targeted job growth, supporting effective regional planning and preserving the State's critical resources." A total of six public hearings were scheduled throughout the State. Since the initial public meetings and the addition of several more, the State Planning Commission has not acted on the adoption of the plan.

Together North Jersey's The Plan

The Together North Jersey (TNJ) Plan is a guidance document funded by the U.S. Department of Housing and Urban Development's (HUD) Sustainable Communities Regional Planning Grant and executed by a coalition of varied key stakeholders known as "Together North Jersey". The Plan aims to support multi-jurisdictional planning efforts by addressing multiple issues and challenges and recognizes their interdependent challenges. In its vision for the future, The Plan asserts that a sustainable North Jersey region is competitive, efficient, livable, and resilient. To advance the Plan's vision, collective and individual



5 PRIORITY GOALS				
Grow a strong and inclusive regional economy	✓	✓	✓	✓
Create great places	✓	✓	✓	✓
Increase access to opportunity	✓	✓	✓	✓
Protect the environment	✓	✓	✓	✓
Work together	✓	✓	✓	✓

action must be taken. Some of the issues identified in TNJ's Plan are also identified here. Strategies in The Plan's 15 key focus areas were taken into consideration, and where appropriate, were incorporated into this plan:

- Focus Area 1** – Create and retain well-paying jobs by supporting growth in our region's key industries
- Focus Area 2** – Enhance North Jersey's Innovation and Entrepreneurship ecosystem
- Focus Area 3** – Strengthen the region's economy by building on existing assets and infrastructure
- Focus Area 4** – Align workforce with industry needs
- Focus Area 5** – Locate most new housing and commercial development in places with existing planned infrastructure
- Focus Area 6** – Create vibrant places and neighborhoods that will attract residents, workers and visitors
- Focus Area 7** – Connect people and places with safe convenient and reliable transportation
- Focus Area 8A** – Expand and diversify the region's housing supply to meet current and future demand
- Focus Area 8B** – Address barriers to housing mobility, increase access to areas of high opportunity and affirmatively further fair housing policies region-wide
- Focus Area 9** – Create a system of public education that prepares all students for the 21st century economy
- Focus Area 10** – Enhance the resiliency of the region's communities and infrastructure
- Focus Area 11** – Transition to a clean energy economy
- Focus Area 12** – Improve health outcomes for our region's residents
- Focus Area 13** – Improve stewardship of natural lands, agricultural lands, open space, parks, historic resources
- Focus Area 14** – Manage water systems to improve water quality and supply
- Focus Area 15** – Revitalize and strengthen communities by expanding arts and cultural opportunities