



MLUC NEWS

Winter-Spring Volume 3 Number 1

At The College of New Jersey

From The Director's Desk

April, 2006

M LUC hosted a very successful "Creating Sustainable Communities" workshop at The College of New Jersey on the evening of January 31st. The workshop was co-sponsored by the New Jersey Department of Environmental Protection – Bureau of Sustainable Communities and Innovative Technologies (NJ DEP-BSCIT), New Jersey League of Municipalities (NJLOM) and the Association of New Jersey Environmental Commissions (ANJEC).

More than 150 people attended the workshop. Its purpose was to enhance the understanding of the way different levels of government, non-profit groups and academic institutions relate to and engage in promoting the concept of sustainability around the state.

We at MLUC felt that it was especially important to highlight the way that municipalities are beginning to address these issues. Too often global issues seem overwhelming and beyond the control or influence of mere mortals or even local governments. It is important to begin to make the connections between these global issues and what might be done to address them on the municipal government level.

The talk about sustainability began with the United Nations' Brundtland Commission in 1987. That Commission defined "sustainability" as "addressing the needs of the present without jeopardizing the ability of future generations to meet their needs." Five years later, in 1992, at a conference held in Rio de Janeiro, Brazil, a set of "Rio Principles" was developed. Those principles "recognized the integral and interdependent nature of the Earth, and sought to establish a new and equitable global partnership...which would respect the interests of all and protect the integrity of the global environmental and developmental system." A Commission on Sustainable Development (CSD) was also established at that time to develop an action program – "Agenda 21" – to assist in implementing the Rio Principles. Finally, a World Summit on Sustainable Development was held in Johannesburg, South Africa in 2002 to re-affirm the Rio Principles and discuss the progress to date.

The problem remains – how to devise ways to anchor these lofty principles to the humdrum daily routine of human activities. Sustainability is not something that governments or non-governmental organizations can gift to people. It needs to emanate from the way communities face fundamental processes of production and distribution of goods and services. Sustainable approaches need to work. They need to be cost-effective. They need to beat the "business as usual" practices of those directly and indirectly engaged in the production and distribution processes.

MLUC hopes to assist municipalities in making these linkages. MLUC efforts to date have concentrated on relationships between local land-use decision-making and transportation



Director Martin Bierbaum

planning. Transportation is a major force behind the world's growing demand for energy. It represents the largest end-use of energy in developed countries and the fastest growing one in many developing parts of the world. The relationships between settlement patterns and transportation modes have frequently been cited as non-sustainable, because they add to environmental and public health concerns while they continue to exhaust non-renewable resources.

Municipal representatives and others who participated in this workshop urged MLUC to continue to provide opportunities for learning more about the concept of sustainability as well as help to explore areas in which the concepts may be applied and practiced. MLUC is prepared to raise awareness, encourage meaningful partnerships, strengthen local government planning capacities and provide necessary technical assistance when called upon to deliver the concept from the heights of international idealism to the realities of local New Jersey municipalities.

Martin A. Bierbaum
Director

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TRANSPORTATION



ANNE STRAUSS-WIEDER ADDRESSES EXIT 8A WORKING GROUP



Anne Strauss-Wieder, an internationally renowned expert on goods movement, addressed the fourth meeting of the Exit 8A Working Group on March 9th. Ms. Strauss-Wieder talked about the growth of the Exit 8A region as a major warehouse and distribution center for the east coast of North America. She also placed the region in both national and international perspective. Her presentation included ways that local governments might mitigate the effects of increased truck traffic related to the region's growth as a major distribution center.

People in the logistics business view this region today as a "major inland port," strategically located half-way between New York City and Philadelphia and also half-way between Boston and Washington D.C. Its continued expansion as a warehouse and distribution center is likely to grow exponentially as a result of dredging and growth taking place at Port Newark and Elizabeth.

Although stakeholders in the Work Group generally view the warehouses in a positive light because they generate ratables, the truck traffic that accompanies them is a concern. Trucks add to overall traffic congestion. They sometimes get lost, wandering into residential areas, perhaps due to poor signage. The absence of regional truck stops adds to these concerns. Gail Toth from the NJ Motor Truck Association and Anne Strauss-Wieder both emphasized the importance of the market demand in this area, and underscored the fact that trucks will be delivering goods to this regional market, whether from the warehouses currently located in the area, or as a result of the goods being ordered online and delivered to consumers from warehouses further away.

The Work Group's goal is to foster increased planning coordination across municipal boundaries. MLUC began to frame land use and transportation issues with municipal planners throughout the region even before December 2005, when MLUC convened the first Exit 8A Working Group meeting, inviting Mayors, and other representatives from the two counties and nine municipalities in the vicinity of New Jersey Turnpike Exit 8A to participate. Since that time, the Group has met monthly and now includes stakeholder representatives from Congressional and State Legislative offices, the NJ Office of Smart Growth (OSG), NJ Turnpike Authority (NJTP), the NJ Transportation Planning Authority (NJTPA), The Delaware Valley Regional Planning Commission (DVRPC), NJ Motor Truck Association (NJMTA) and the NY Shipping Association (NYSA).

Ultimately, three deliverables are expected to result from this NJ DOT-funded project. The Voorhees Transportation Center (VTC) at Rutgers University is working to develop municipal characterizations which will provide valuable insights into present and future land uses in the region.

The second deliverable will be an interactive mapping tool that municipalities can continue to update after the project is completed. This tool will support increased coordination across municipal boundaries and begin to build regional identity. Vertices, LLC, has been enlisted to help with this effort. Thus far, three municipalities, at the core of the Exit 8A region, have participated in this aspect of the study—Monroe, Cranbury and South Brunswick.

Finally, the monthly meetings will yield a set of policy recommendations for the three government levels – State, county and municipal. These policy recommendations will be informed by the characterizations, the internet mapping and the facilitated discussion that takes place at the monthly meetings.

Between Work Group meetings, Dr. Bierbaum has been meeting with municipal representatives to learn about each municipality's perspective on the issues. For example, Hightstown, a relatively compact community in the midst of the region, has benefited little from warehouse construction in terms of tax ratables, but has experienced the increased truck traffic that regularly traverses the region. Hightstown Mayor Robert Patten concluded the March 9th meeting by saying, "This was the most interesting meeting I've attended in a long time. Although this was my first meeting, I don't intend to miss another one."

REGIONAL PLANNING

STORMWATER RULES

By Joe Skupien, P.E.

The arrival of spring this year will mean more than the return of warm weather, flowers, and songbirds in New Jersey. It will also mark the deadline for New Jersey's municipalities to adopt new Stormwater Control Ordinances that are intended to control the stormwater impacts of land development and redevelopment projects that disturb at least one acre of land. The NJ Department of Environmental Protection (NJDEP) mandated their adoption two years ago with its adoption of stormwater management regulations.

As municipalities work to finalize and adopt Stormwater Control Ordinances, it is a good time to review an important performance standard that all ordinances must contain -- new nonstructural stormwater management requirements. The NJDEP Stormwater Management Rules state that all Stormwater Control Ordinances must contain requirements for maintaining pre-developed levels of groundwater recharge and stormwater runoff quality and quantity. The Rules mandate that non-structural stormwater management strategies and measures be the first choice for maintaining these pre-developed levels.

Nonstructural strategies seek to reduce or prevent adverse stormwater impacts through sound site planning that preserves or closely mimics a development site's natural or pre-developed runoff response to rainfall. Unlike traditional structural facilities which respond to the rainfall-runoff process, nonstructural measures interact with the process, controlling stormwater runoff and pollutants closer to the source and providing site features that can significantly reduce the overall stormwater impacts of land development. Nonstructural stormwater management measures include minimizing site disturbance, preserving important site features, reducing and disconnecting impervious cover, flattening slopes, utilizing native vegetation, minimizing turf



grass lawns, utilizing vegetated swales instead of gutters and pipes, and maintaining a site's natural drainage features.

Since nonstructural stormwater management typically relies on a variety of measures distributed throughout a land development site, ownership and maintenance of the various measures may be the responsibility of multiple property owners with varying interests, knowledge, abilities, and resources. Therefore, it is vital to have a good public understanding of and support for the various nonstructural measures selected and approved for use in a municipality. Such understanding and support must include an appreciation for the role that the nonstructural measures play in the site's stormwater management program and a strong, enforceable commitment to preserve and maintain them.

As municipalities move toward adoption of new Stormwater Control Ordinances, they must critically evaluate the range of available nonstructural and small structural measures. They should authorize or approve only those that can be properly operated, maintained, and preserved by their residents, property owners, and municipal employees. Failure to do so can lead to flooding, erosion, and runoff pollution, damage to downstream waterways and property, and threats to public safety.

More information about this important aspect of municipal Stormwater Control Ordinances can be found in Chapter 2 of the New Jersey Stormwater BMP Manual, which can be accessed through a link at www.njstormwater.org.

“BUILDING LIVABLE COMMUNITIES” GRANT PROGRAM

Communities worked up until the March 10th deadline to submit proposals for the first ever “Building Livable Communities” Grant Program. The diversity of proposed projects ranged from downtown revitalization projects to “Safe Routes to School” to green design for municipal buildings, green energy programs and sustainable community planning, to name just a few.

MLUC received 14 applications in the category of Sustainability and 14 in the category of “Integrated Land Use and Transportation.” The grants are currently being reviewed. MLUC anticipates notifying the successful applicants shortly. Look for the awards announcement in our next newsletter.

REGIONAL PLANNING

ROBERT WOOD JOHNSON FOUNDATION PROVIDES FUNDING

With the help of a \$125,000 grant from the Robert Wood Johnson Foundation (RWJF) and continued funding from the New Jersey Department of Transportation (NJ DOT), MLUC will embark on an ambitious year-long effort to promote transportation and land use planning strategies that support sustainable, healthy communities.

With this support, MLUC will produce an educational and training program for local government decision-makers that will concentrate on providing new information, identifying additional resources and tools, and developing leadership skills to manage growth and transportation investments while simultaneously protecting public health. "There is a direct relationship between our built environment, available modes of travel, and public health," according to MLUC Director, Martin Bierbaum. Dr. Bierbaum pointed to the "inactivity epidemic" which links deteriorating public health to inactivity and diet in this country, in part, due to our heavy reliance on cars and lack of exercise. Land use patterns that separate homes from shopping, recreation and services force people to rely more and more on cars. Disconnected streets and inadequate public transit also contribute to automobile dependency.

During the fall of 2005, MLUC hosted a series of "New Jersey Smart Choices" workshops introducing new approaches and raising awareness about ways to coordinate land use planning with transportation investments. (See article in fall newsletter). The program planned for 2006 will build on the workshops so that local leaders can effectively relay important information to their colleagues and constituents and incorporate new ideas into their local planning process. State and national experts will bring a wealth of experience and knowledge to this important effort.

The project will also incorporate the development of web-based case study write-ups featuring innovative land use and transportation projects in New Jersey.

By posting results on the web, MLUC hopes to reach a wider audience.

Accompanying these activities, MLUC will provide seed funding to municipalities interested in advancing sustainable, healthy planning practices that link land use and transportation through "Building Livable Communities" grants. (See related article in this issue)

Delaware & Raritan Canal Community Photo Album and Interactive Map



With technology today, you can easily create a map of your favorite place. However, many of the maps available are static, scanned versions of paper maps. While they are useful, what do you do if you want to add photos and text to your map and share it with others? **The Delaware & Raritan Canal community photo album and interactive map site: www.ilovegeography.com/dnrcanal** provides a fun and easy way to share your photos, text, and label your favorite places. This site was conceived by Wansoo Im, Ph.D. of Vertices, LLC and Patrick Meola of the MLUC. Katharine Fatton volunteered her time to collect the initial data using a GPS unit on loan from the NJDEP/BGIS's Lou Jacoby.

Hikers, cyclists, students, teachers or naturalists can easily share their favorite places along the Delaware and Raritan Canal by participating in this exciting new project. So grab your digital camera and document and discover the wonder that is the Delaware and Raritan Canal.

COMMUNITY PLANNING

SUSTAINABILITY WORKSHOP FUELS WIDESPREAD INTEREST

On January 31st, MLUC and partners NJ DEP's Bureau of Sustainable Communities and Innovative Technologies (NJDEP-BSCIT), New Jersey League of Municipalities and the Association of New Jersey Environmental Commissions (ANJEC), hosted a standing-room only workshop. The workshop was designed to assist New Jersey municipalities interested in sustainable development to identify goals, objectives, strategies, policies and programs to balance local economies with natural resource protection and social well-being.

Among the workshop's featured speakers were three municipal representatives. Mayor Ken Pringle from Belmar and Mayor Meryl Frank from Highland Park each spoke about the unique approach his/her community took toward "sustainability." Mayor Pringle emphasized the way that the concept was applied to a coastal community. Mayor Frank stressed Highland Park's walkability. James Sherman, Environmental Commission Chairman from Montclair, talked about the ways that "sustainability" might lead municipalities to become more cost-effective in the ways that they do business. Other speakers included NJ DEP BSCIT director Martin Rosen, Michael Ambrosio, an energy consultant and former State official with the New Jersey Board of Public Utilities (NJ BPU) and Anthony Sblendorio, a landscape architect who designed the Willow School in Somerset County. That school has received national recognition for its employment of green building materials and techniques.



At the conclusion of the speakers' remarks, participants were asked to recommend next steps. Meeting evaluation forms revealed that participants found the "Communities of Practice" sessions particularly inspiring. One respondent noted, "They breathed life into why sustainable communities are important and how to go about implementing them." Another wondered, "If they can do it, why can't my community?"

When asked to identify the top 3 areas of interest for future programs, participants chose *Community Sustainability Plans and Planning; Green Building and Site Design Principles, and Energy Efficiency and Clean Energy Programs*. Follow-up meetings and events include a Green Building Tour Series slated for April 26 (BASF House); June 20 (Willow School) and July 13 (Neptune Summerfield Elementary School). MLUC is also planning to host "Sustainable Partners Networking Meetings" in April and May to identify tools, resources and programs which can aid municipal governments and their communities to approach sustainability. A list of resources for sustainability is posted on the MLUC website. If you would like to be added to our new Sustainable Communities email list, please contact Winnie Fattou at 609-771-2832 or fattou@tcnj.edu.

CAMPUS COMMUNITY

LOOKING FOR A TRAINING COURSE?



MLUC Launches Accessible Training Database

In March, 2006, MLUC launched the **New Jersey Municipal Training Opportunities Database** which is intended to serve as a "one-stop" informational resource for municipal governments and others. MLUC developed the easily accessible database with the assistance of TCNJ Information Technology (IT) interns, Sean Sissman and Scott Carpenter, and TCNJ staff, Matthew Winkel, Information Architect, Web Initiatives and Andrew Stutzman, Associate Director, Enterprise Applications.

This data base lists municipally-related training opportunities drawn from throughout the State of New Jersey. Providers can also post courses offered throughout the tri-state region. Users of the database can search by course type or provider, by date or by location. Course providers may easily create an account and begin to add training opportunities to the database.

For additional information on this user-friendly data base, please visit: <http://www.tcnj.edu/municipaltraining>. If you wish to register as a training provider, please contact Patrick Meola, either via e-mail at meola@tcnj.edu or by telephone at (609) 771-2802.

MLUC HOSTS OPEN HOUSE

On February 8, 2006, MLUC hosted an Open House for The College of New Jersey campus community. Administration, faculty and students were invited to the McCauley House to learn about MLUC programs and projects and to discover ways that they might become involved with MLUC activities.

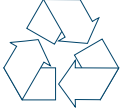


TCNJ students and faculty listen intently to Donna Drewes (far left) reporting on her work related to training for Municipal Planning and Zoning Board members.



Municipal Land Use Center at TCNJ
McCauley House
PO Box 7718
Ewing, NJ 08628-0718

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CENTER



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UPCOMING EVENTS, TRAINING OPPORTUNITIES and RESOURCES:

APRIL:

4/21/06 "Environmentally Preferred Purchasing and Bio-Based Products Workshop" 9:00 a.m.-2:30 p.m. Rutgers EcoComplex. Free! To register or for more information contact Nancy Belonzi at 609-499-3600 x 228 or by email belonzi@aesop.rutgers.edu

4/22/06 "Government Enters Its Ecological Phase" 9:00 a.m.-4:00 p.m. Sponsored by Genesis Farm, the conference will be held at the Frelinghuysen Township School, 780 Route 94. \$25 includes lunch if registered by April 12th. www.genesisfarm.org

4/26/06 "BASF House" Open House 11:00 a.m.-4:00 p.m. To view a map and detailed schedule of events, visit www.betterhomebetterplanet.com/april26. Please RSVP to patersonhouse@basf.com

4/29/06 "New Jersey Transfer of Development Rights" 9:00 a.m.-3:00 p.m. Morris County Cultural Center, 300 Mendham Road, Morristown, NJ. Visit www.anjec.org/html/workshops.htm

MAY

5/2/06: "Creating Sustainable Communities" Follow-Up Meeting from 10 a.m. – noon, Somerset County Administration Complex, Somerville www.co.somerset.nj.us/directio.htm RSVP to Athena Sarafides at 609-633-1161 or Athena.sarafides@dep.state.nj.us

5/6/06 "New Jersey Transfer of Development Rights" 9:00 a.m.-3:00 p.m. George P. Luciano Family Center for Public Service and Leadership, Cumberland County College, College Drive, Vineland, NJ. For more information visit www.anjec.org/html/workshops.htm

5/9 and 5/10: National Student Design Expo, National Mall, Washington, DC, The Expo is an excellent opportunity to see amazing new technologies developed by the P3 students and their faculty advisors, learn what other government agencies and nonprofits are doing in the sustainability arena, see what sustainable products are being sold, and recruit potential hires with backgrounds in engineering, sciences, law, economics, etc. The Design Expo is open to the public. <http://es.epa.gov/ncer/p3/expo/>

JUNE:

6/14/06 "Stormwater Symposium" at Rutgers Eco Complex. Hosted by the NJ Corporation for Advanced Technology, the symposium will present some of the new technologies for managing stormwater run-off, and discuss guidelines for selection, review, and approval of stormwater systems. Visit http://ecocomplex.rutgers.edu/news_events.php

6/20/06 Green Building Tour of the Willow School 4:00 – 6:00 p.m. Contact MLUC to find out details.

JULY:

7/13/05: Green Building Tour of Neptune Summerfield Elementary School 9:30 a.m. Contact MLUC for details.

RESOURCES:

"Web Quests" on the topics of Sustainable Communities, Renewable Energy, The Highlands and The Meadowlands are showcased on NJ HEPS (Higher Education Partnership) website <http://www.njheps.org/projects/education.htm>. Web Quests provide students with a means of using internet and other resources to investigate topics from a variety of points of view. Teams of students investigate different aspects of an issue, and then present their findings to the others in the class, so that a complete picture of the situation emerges. Web Quests fulfill many of the core curriculum standards through a hands-on, multi-disciplinary approach which can easily be adapted for differentiated learning in almost any subject area.

SMART GROWTH SURVIVAL KIT: Available from ANJEC: Information and references for pro-active and comprehensive municipal planning to help implement natural resource protection and State Development and Redevelopment Plan consistency in local programs. The kit includes information about Environmental Resource Inventories, Build-out and Carrying Capacity Analysis; Affordable Housing; Open Space Preservation and more. For more information, visit www.anjec.org/html/smartgrowth.htm

DOCUMENTARY SERIES ON PBS, Thursdays April 13-May 14. "The Price of Renewal" on April 20 examines community development and philanthropy in a San Diego inner city neighborhood and urban revitalization more generally with relevance to other states. For complete listings, visit www.californiadreamseries.org