



MLUC NEWS

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At The College of New Jersey

From The Director's Desk

January 2007

January is often a month for reflecting on the past and thinking about what might lie just ahead. It seems particularly apt with respect to the Municipal Land Use Center. The Center was established at The College of New Jersey three years ago in January 2004. The initial grant establishing the Center was to run for a three-year term. Our success in attracting additional grant funding has enabled us to extend and expand our programs.

People sometimes ask what it is that MLUC @ TCNJ does. The Center performs a variety of valuable planning functions. Planners typically function as designers, plan makers, policy analysts, project managers, advocates, evaluators, mediators and educators. MLUC @ TCNJ can point to instances in each of these diverse roles over the past three years.

What is it that now lies ahead for MLUC @ TCNJ? If the past is indeed prologue to the present and future, next year's activities seem to be clear. A role that often emerges to fit with MLUC @ TCNJ's style is that of mediator in which practitioners strategically place themselves between those who propose and those who dispose. The accent is on moving forward from vision to plan to action. The point of intervention is somewhere near the interface of State and local jurisdictions.

Examples abound--

MLUC @ TCNJ is in the process of planning its NJ Smart Choices Leadership Institute. The Institute is a follow-up to the New Jersey Future in Transportation/Smart Choices workshops that were presented in the fall 2005. The Institute will be held in March 2007. It will include participation by acknowledged nationwide experts from the National Center for Smart Growth Research and Education at the University of Maryland. These sessions will create an opportunity to apply "smart growth principles," as promoted by the State's Office of Smart Growth (OSG) and the New Jersey Department of Transportation (NJ DOT) to local government problem-solving. The four all-day sessions will be tailored to meet self-identified municipal needs. Approximately 10 municipalities will be selected, based on analyses of their application-submissions.

MLUC @ TCNJ announced its nine "Building Livable Communities" grant awards in June 2006. These grants were awarded to promote the concepts of "smart growth" and "sustainability" at the municipal level. Throughout the remainder of the year, MLUC @ TCNJ will support and monitor municipal implementation of these projects. The "Building Livable Communities" grant communities, along with other communities moving toward adopting sustainability initiatives, will serve as the basis for our new "Sustainable Communities Leadership Network," which is funded through a grant from the Geraldine R. Dodge Foundation.

MLUC @ TCNJ has begun to work with municipalities on improving water quality in the Delaware River. This work was previously funded by the National Fish and Wildlife Foundation (NFWF). That funding was supplemented by a Lower Delaware Wild and Scenic Incentive Grant provided by the Delaware River Greenway Partnership. Delaware River Communities may

also receive additional support from the Federal Emergency Management Agency (FEMA) and the Delaware River Basin Commission to address flood hazard issues that unfortunately have become all too common throughout a wider four-county, 64 municipality region. These conversations are just underway. Ultimately, the purposes will be to address hazards plaguing local jurisdictions, but also to encourage regional planning by strengthening local government planning capacity.

MLUC @ TCNJ is nearing completion of its initial efforts with respect to the Exit 8A Study Area. Presentations including preliminary findings with tentative policy recommendations have already been made to staff and consultants at the New Jersey Department of Transportation (NJ DOT) and the New Jersey Turnpike Authority (NJTA). A second phase to this effort may be necessary. Again, in addition to addressing immediate transportation concerns, the project's purpose is to enhance regional planning capacity by improving planning coordination and capacity by municipalities.

These projects provide the medium through which MLUC @ TCNJ planners have worked through the last year, and will continue to work through the upcoming year, critically and deliberatively, mobilizing action to meet these pressing public needs.


Director
Martin Berbaum



Dr. Martin Bierbaum, Director of MLUC, (l) receives the 2006 "Distinguished Leadership in Planning" award from APA President Carlos Rodriguez (r) at the NJ American Planning Association Conference.

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COMMUNITY PLANNING

SIGN UP NOW FOR THE FIRST NJ SMART CHOICES LEADERSHIP INSTITUTE SCHEDULED FOR MARCH, 2007

New Jersey's leaders in Smart Growth and Sustainable Development, including state and local public officials, planning consultants, developers and members of the environmental community are invited to participate in the first **NJ Smart Choices Leadership Institute**, which will be held at the Robert Wood Johnson Foundation facility in Plainsboro, N.J. on March 12-13 (Monday and Tuesday) and March 22 -23 (Thursday and Friday).

The Institute is being organized by the Municipal Land Use Center at The College of New Jersey (MLUC@TCNJ). Funding support from the *NJ Department of Transportation* and the *Robert Wood Johnson Foundation* will be used to offer "scholarships" to the first cohort of participants. The purpose of the Institute is to better equip local public officials with the knowledge and skills to successfully implement smart growth and sustainable development principles in their local communities. It will provide a forum for leaders to talk with and learn from each other, and eventually to join together as part of a network of knowledgeable individuals working on these issues throughout New Jersey. Consultants from the National Center for Smart Growth Research and Education at the University of Maryland will help design the program and facilitate the training.

The Institute will consist of four intensive, interactive days over a two-week period. The program will be designed based on submissions from the municipalities regarding projects on which they want to work. Participants comprised of about ten municipal teams will work collaboratively on those projects with a focus on action and implementation. Candidates will be selected based on the following criteria:

- The project will benefit the municipality as well as be relevant to the larger group
- The project will be "manageable" yet challenging enough to be interesting
- Team members will be diverse, reflecting a mix of backgrounds (ideally, a Mayor, Planning Board member or Chair, and professional from the municipality), and drawn from across the state
- The team is willing to make the time commitment for the four days
- Team members are willing to mentor future students

Between the first and second weeks, the teams will be expected to take some action that would move the project forward. At the close of the Institute, teams will continue to work on their project, and form an alumni network that will provide support and resources for fellow alumni and future graduates of the Institute. In addition, MLUC @ TCNJ will be providing ongoing technical support for the graduates throughout the year.

If you want to participate in the first New Jersey Smart Choices Leadership Institute, you can apply on line by visiting MLUC @ TCNJ's website at <http://www.tcnj.edu/~mluc> and clicking on the following link: <https://delphi.tcnj.edu:81/cgi-in/formgenie/formgenie.pl?form=15596>. The deadline for submission is late January 2007. For more information, or a hard copy of the application, contact MLUC at 609-771-2832.



Judy Brown, Professor in the School of Public Policy, and John Frece, Associate Director of the National Center for Smart Growth Research at the University of Maryland will lend their expertise to the NJ Smart Choices Leadership Institute.

REGIONAL FLOOD MITIGATION PLANNING INITIATIVE WILL ASSIST NJ COUNTIES

The Federal Emergency Management Agency (FEMA) has invited the 64 municipalities within Hunterdon, Mercer, Sussex and Warren counties that have their boundaries within the Delaware River drainage basin to participate in a regional planning initiative to prepare a Regional Flood Mitigation Plan. FEMA is the agency of the US government that is responsible for disaster mitigation, preparedness, response and recovery planning.

Aware that recent flooding along the Delaware River has strained the resources of many municipalities, FEMA has warned that the federal Disaster Mitigation Act of 2000 requires municipalities

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COMMUNITY PLANNING

(FEMA continued from page 2)

nationwide to prepare a Flood and/or All Hazards Mitigation Plan in order to qualify for future pre- or post-disaster mitigation funds. The development of this Regional Flood Mitigation Plan will serve as an important step toward the completion of an All Hazards Mitigation Plan for each of the municipalities.

The Flood Mitigation Plan will:

1. Identify areas vulnerable to flooding
2. Identify actions that can be taken to reduce damages to life and property, such as strengthening regulations to keep new construction out of floodplains and buying or elevating buildings subject to repeat flooding
3. Contain a prioritized list of local mitigation actions developed by the municipality which may include acquisition and elevation programs; stormwater improvements; flood preparedness/warning; floodplain regulations; public information/community outreach
4. Enable participating municipalities to become eligible for federal funds aimed at flood mitigation

The partnership that has been formed to assist municipalities in this effort includes the Delaware River Basin Commission (DRBC); NJ Department of Environmental Protection (NJDEP); United States Department of Agriculture Natural Resources Conservation Service (NRCS) and the NJ Office of Emergency Management (NJOEM). MLUC@TCNJ has assisted this effort by facilitating a meeting of the four county planning and GIS staffs to assess what county resources are available to support this important planning initiative.

MLUC@TCNJ has also been assisting the City of Lambertville to complete its plan, which hopes to be the third "All Hazard Plan" to be approved by FEMA. The Hunterdon County Planning Board has been working with MLUC@TCNJ, FEMA representatives and Lambertville to link county map data, property information and flood insurance and flooding data into a comprehensive database. This resource is allowing Lambertville to analyze community impact data in new and important ways.

HILLSBOROUGH TOWNSHIP CHARTS A SUSTAINABLE COURSE FOR THE FUTURE

On November 30th, about 50 Hillsborough Township residents gathered at the town's municipal building to start planning for Hillsborough's sustainable future. The workshop, funded by the Municipal Land Use Center's "Building Livable Communities" grant program, was the kick-off event to the two-year planning and public participation project. Donna Drewes, MLUC's Community Planner, facilitated the meeting.

The evening opened with project partners, Stony Brook-Millstone Watershed Association (SBMWA), NJ Sustainable State Institute (NJSSI) at Rutgers University, and Hillsborough Township Planning staff informing the public of the project's inception. The point was made that many key planning elements were already in place. These elements would serve as the foundation for assessing the status of sustainable development in the community.

Randy Solomon, Executive Director of NJSSI, provided an overview of the state of the environment, economy, and society on a local and global scale. Participants learned about the work that the State of New Jersey is embarking upon to assess both the state's environment and its economy. State government will also be offering insights into effective implementation strategies in working with groups like NJSSI.

Edward Clerico, LEED-AP and President of Alliance Environmental in Hillsborough, shared his experiences in working on LEED certified buildings in New York and New Jersey. He urged the importance of thinking holistically about development. He encouraged local officials and citizens to employ "green building" techniques, which he stated to be far more attainable than they are generally perceived to be.

During the session's second half, participants engaged in discussions about the way that the concept of "sustainability" applied to Hillsborough. Participants moved into six "break-out" groups to respond to the following four questions:

1. What aspects of life in Hillsborough would you like to sustain?
2. What aspects of life in Hillsborough would you like to change?
3. What are some other big issues in Hillsborough that you feel should be addressed through this process?
4. What are your top three overall issues you would like to see covered?

Using the responses to these questions, the project partners will develop a set of goals for the next public workshop. Eventually, those goals will provide structure to the "Hillsborough Sustainable Community Action Plan," which is intended to be the project's deliverable. In addition, the long-term goal is to establish a core committee to oversee the implementation of the Action Plan to monitor progress through a set of indicators and targets and continue momentum as Hillsborough transforms itself into a more sustainable community.

For more information and to follow the project's progress, please go to www.sustainablehillsborough.org or contact Jeff Perlman at Hillsborough Township (jperlman@hillsborough-nj.org).

COMMUNITY PLANNING

DIRECTOR HONORED AT NJ APA CONFERENCE

Dr. Martin Bierbaum, Director of MLUC, was honored at the NJ American Planning Association Conference with the 2006 "Distinguished Leadership in Planning" award.

At the annual conference on November 3rd, Dr. Bierbaum and Donna Drewes, MLUC's community planner, also moderated sessions on freight movement and regional planning in the Exit 8A area, and community sustainability initiatives. In April 2007, Dr. Bierbaum and his panel will again present at the National APA Conference in Philadelphia.

MLUC RECEIVES GERALDINE R. DODGE FUNDING TO CREATE A SUSTAINABLE COMMUNITIES LEADERSHIP NETWORK

The Geraldine R. Dodge Foundation has awarded \$40,000 to MLUC to support the creation of a Sustainable Communities Leadership Network (SCLN) that will link existing community initiatives in sustainable planning and development. In awarding this grant, the Dodge Foundation recognized the critical role that MLUC@TCNJ will play by capturing the work of early sustainable community champions, connecting leaders through peer networking and mentoring, transferring knowledge and best practices, and building capacity through education, training and community-based planning.

Sustainability efforts have been ongoing both nationally and internationally for the last 20 years, but the approach may be a new concept for most New Jersey municipalities. Over the last four years, seven New Jersey communities, including Belmar, Highland Park, Lawrence, Montclair, Princeton Borough and Township, and West Windsor, have adopted sustainable development initiatives. NJ sustainability leaders may benefit by learning about national and international efforts. Just as importantly, they can learn from ongoing New Jersey sustainability initiatives.

This project will work with municipal leaders to support a systems-based approach toward *Supporting Sustainable New Jersey Communities*. A sustainable community is one that "meets the needs of the present without compromising the ability of future generations to meet their own needs," according to the U.N.'s World Commission on Environment and Development. Communities benefit when their natural ecosystems and social systems are used more effectively, efficiently and conservatively. Benefits



of adhering to principles of sustainability include more livable communities, economic vitality, lower costs and a safe, healthy environment in both the present and the foreseeable future.

In addition to creating a formal opportunity for learning and knowledge transfer, the SCLN will create an organized framework for the provision of technical support and services; and support collaboration among recognized municipal sustainability leaders. SCLN members will contribute to the development of a model comprehensive sustainability plan being developed by the New Jersey State Sustainable Institute (NJSSI), which received a companion grant for their work. NJSSI will provide community sustainability leaders and municipal decision-makers with appropriate information, guidance, technical support and planning tools to translate community visions into goals, milestones and action plans.

THE NEW JERSEY MUNICIPAL TRAINING OPPORTUNITIES DATABASE CAN HELP YOU GET THE WORD OUT ABOUT YOUR TRAINING OR WORKSHOP

Do you have a course or training event that you would like to publicize? If you are offering it to municipal officials, staff, professionals, volunteers and/or residents, you can upload and advertise it through MLUC@TCNJ's online database. The database is searchable by county, course provider or category and can be sorted into events within 1 month, 3 months or 6 months' time horizon.

Registration for providers is easy. Simply visit MLUC @ TCNJ's webpage at www.tcnj.edu/~mluc and click on the link that says, "Enter database." Review the submission procedure. If your course meets the criteria, email us at mluc@tcnj.edu and Center staff will provide you with an identification and login, so that you can go online and submit your event(s). Once you are registered, you can continue to add new events or training opportunities.

If you are looking for courses, follow this link <http://www.tcnj.edu/municipaltraining/> to see what is being offered.

The database is user-friendly. We invite you to use it to find or advertise training opportunities for your community!

CAMPUS COMMUNITY

LEAD (LEARN, EXCEL AND DELIVER) PROGRAM

In collaboration with the NJ Association of Counties (NJAC), The College of New Jersey is again offering continuing education opportunities to New Jersey county government elected and appointed officials. This program is administered by the Municipal Land Use Center @ The College of New Jersey.

The program is designed to provide county government officials with introductory and advanced training in areas relevant to work with the public sector, including economic development, management, leadership, public relations and communications, technology, finances, planning and transportation.

The program will have its kick-off session at the New Jersey State House Annex on March 2, 2007. The all day sessions will then meet on alternating Fridays throughout March and April. After the first class, subsequent sessions will be held on the campus of The College of New Jersey in Ewing, New Jersey.

The five sessions include the following:

"The County and State in the Government Structure" - March 2nd

"Leadership and Managerial Effectiveness" - March 16th

"Regional Economic Development & The Potential for Shared Services" - March 30th

"Developing an Effective Communications Strategy" - April 13th
"Role of County Planning and Transportation Issues" - April 27th

Knowledgeable academic faculty and seasoned "practitioners" will flavor each session. This year's expected practitioners include Assembly Speaker Joseph Roberts; Mercer County Executive Brian Hughes; State lobbyist Dale Florio, a partner with Princeton Public Affairs; Kaye Braaten, National Association of Counties (NACo); Representative; Julie Colin, Esq., Hill Wallack; Caren Franzini, Chief Executive Officer, New Jersey Economic Development Authority (NJ EDA); John McCormac, President, The McCormac Group, LLC, and former New Jersey State Treasurer; Janine Strafacci, anchor newswoman for Television News TV-12 New Jersey; Lenora Boninfante, Cape May County Communications Director; Michael Barrett, NJAC Transportation Consultant and former New Jersey Department of Transportation Deputy Commissioner; and Ray Zabihach, Morris County Planning Director.

The cost of the program is \$975, which includes registration, course materials and breakfast and lunch for the five sessions. Partial reimbursement for successful completion of the course is available through NJAC. To learn more about the program or to enroll, call Ms. Winnie Fatton at 609-771-2832.

TRANSPORTATION

EXIT 8A DRAFT REPORT PRESENTED TO WORK GROUP

On December 7, 2006, at the final meeting of the Exit 8A Work Group, participants were invited to The College of New Jersey's new Library Auditorium to discuss the Draft Preliminary Report on Exit 8A. The first meeting of the work group was hosted by South Brunswick Township on December 8, 2005.

During the year-long study, funded by the NJ Department of Transportation (NJ DOT), MLUC@TCNJ focused on the interplay between land use and transportation as they relate to the Exit 8A area in a series of monthly meetings and individual and group interviews. At the December 7th study session, Dr. Martin Bierbaum, who led the study, talked about the ways that the study revealed relationships between local government land use, and the changing nature of New Jersey's economy with the growth of Port Newark/Elizabeth and demands for warehouse and distribution



centers in central Jersey. Furthermore, while indications may be that the Exit 8A Study Area may be nearly built out, it provides valuable lessons for other interchanges on the New Jersey Turnpike as well as other interchanges along the Interstate highway system.

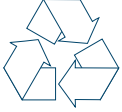
The lessons learned from the study with a list of policy recommendations will be summarized in a Final Report to be submitted shortly to NJ DOT. Presentations based on Preliminary Findings have already been made to NJ DOT and New Jersey Turnpike staffs and consultants. A panel presentation was also made at the New Jersey Chapter of the American Planning Association Conference held in New Brunswick in November. Dr. Bierbaum will also moderate a panel on the topic at the American Planning Association Conference in Philadelphia on April 15, 2007.



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UPCOMING EVENTS, TRAINING OPPORTUNITIES and RESOURCES:

FEBRUARY

February 1-3, 2007: Alliance for NJ Environmental Education (ANJEE) hosts the 22nd annual NJ Environmental Education Conference: **“Environmental Education: Bringing the Lessons Home”** at Princeton University. To register as a provider or attendee, or to learn more about the conference, visit: <http://www.anjee.net/conference/index.html>

February 21, 2007: NJ Future’s 2nd annual **Redevelopment Forum** will be held at the Trenton Marriott and War Memorial. More details are available on the NJ Future website at <http://www.njfuture.org>

MARCH:

Friday, March 2; March 16, March 30 – (and April 13 and 27) LEAD (Learn, Excel and Deliver) Program – In collaboration with the NJ Association of Counties (NJAC), MLUC@TCNJ is offering continuing education opportunities

to those who work in county government. (see article in this issue).

March 12 and 13 and March 22 and 23, 2007: NJ Smart Choices Leadership Institute – Robert Wood Johnson Foundation offices in Plainsboro (see article this issue)

RESOURCES:

VISUALIZING DENSITY WEBSITE:

http://www.lincolnst.edu/subcenters/visualizing_density/index.aspx

The Lincoln Institute of Land Policy has a website which provides “an illustrated overview of density concepts and issues.” Included on the site are “A Bird’s Eye View of Density” and a quiz, “How dense can you be?” Tools allow users to calculate how much density is needed to get the amenities they want, as well as images and a game, “The Building Blocks of Density.” The Institute also offers a classroom course, “Visualizing Density” for planners, designers

and community development officials to give them specific tools for visualizing density and graphic techniques for illustrating it.

SMART GROWTH RESOURCE LIBRARY

– “Designing Major Urban Thoroughfares for Walkable Communities” This report from the Institute of Transportation Engineers advances the successful use of context sensitive solutions (CSS) in the planning and design of major urban thoroughfares for walkable communities. *Context Sensitive Solutions for Designing Major Urban Thoroughfares for Walkable Communities* provides guidance and demonstrates for practitioners how CSS concepts and principles may be applied in roadway improvement projects that are consistent with their physical settings.

The 221 page document is available online at <http://www.ite.org/bookstore/index.asp>