

Appendix 2

Environmentally Sensitive Planning Area

General Description

The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats particularly in the Delaware Bay and other estuary areas, the Highlands Region, and coastal area. The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. Some of these lands have remained somewhat undeveloped or rural in character. Other areas, particularly New Jersey's coastal barrier islands, have experienced advanced levels of development, but remain highly vulnerable to natural forces. **Environmentally Sensitive Planning Areas are characterized by watersheds of pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered and threatened plant and animal species; coastal and freshwater wetlands; prime forested areas; scenic vistas; and other significant topographical, geological or ecological features, particularly coastal barrier spits and islands.** These resources are critically important not only for the residents of these areas, but for all New Jersey citizens.

The **following criteria** are intended as a general guide for delineating the Environmentally Sensitive Planning Area. Local conditions may require flexible application of the criteria to achieve the Policy Objectives of this Planning Area.

1. Population density of less than 1,000 people per square mile.
2. Land area greater than one square mile.
3. One or more of the following features outside Centers:
 - a. trout production waters and trout maintenance waters and their watersheds;
 - b. pristine non-tidal Category I waters and their watersheds upstream of the lowest Category I stream segment;
 - c. watersheds of existing or planned potable water supply sources;

- d. prime aquifer recharge areas of potable water supply sources and carbonate formations associated with recharge areas or aquifers;
 - e. habitats of populations of endangered or threatened plant or animal species;
 - f. coastal wetlands;
 - g. contiguous freshwater wetlands systems;
 - h. significant natural features or landscapes such as beaches, coastal spits, barrier islands, critical slope areas, ridge lines, gorges and ravines, and important geological features (including those associated with karst topography) or unique ecosystems; and/or
 - i. prime forested areas, including mature stands of native species.
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Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS)

General Description

To protect and manage the state's large areas of natural and environmentally significant resources, the Policy Map relies on the Environmentally Sensitive/Rural Planning Area and the Environmentally Sensitive Planning Area to direct development into Centers. But there are many environmentally sensitive features and landscapes of historic or aesthetic significance that are less than one square mile in extent or whose configuration does not readily permit application of the Policy Objectives of these Planning Areas. Additionally, many sites of historic, cultural, scenic or environmental sensitivity lie within developed areas or within Metropolitan, Suburban or Fringe Planning Areas.

The Critical Environmental Sites (CES) and Historic and Cultural Sites (HCS) designations are used to help organize planning for new development or redevelopment by singling out the elements of natural systems, small areas of habitat, historic sites, and other features that should continue to be expressed in the future landscape through protection and restoration. Riparian corridors are excellent examples of eligible features for mapping, as are remnants of forest and small wetlands. The presence of CES and HCS gives land owners and developers important advance information on how to shape their proposals for development of the land around them, focusing on including them

within the design and function of the development whenever possible, while at the same time protecting them from adverse impacts.

Designating a site as a CES or an HCS means that the site is of local, regional or statewide significance and that its protection and enhancement is of primary importance. It also should highlight the need to preserve, wherever possible, the connection to the natural systems or cultural fabric of which the site is a part.

Features for Critical Environmental Site (CES)

Delineation

- Prime or locally important aquifer recharge areas
- Wellfields and wellhead protection areas
- Public water supply reservoirs
- Coastal dunes, beaches, and shorelines
- Critical slope areas
- Habitats of endangered or threatened plant or animal species or unique ecosystems
- Habitats with a wide diversity of resident species or significant resident populations
- Coastal wetlands and freshwater wetlands and ponds
- Staging areas for migratory species
- Stream corridors
- Wildlife corridors
- Significant natural features such as ridge lines, gorges and ravines, or unique geological features (including limestone outcrops)
- Prime forested areas, including mature stands of native species

Features for Historic and Cultural Site (HCS)

Designation

- Greenways and trails
- Dedicated open space
- Historic sites and districts
- Archeological sites

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| <ul style="list-style-type: none">● Scenic vistas and corridors● Natural landscapes of exceptional aesthetic or cultural value |
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Delineation Criteria

The State Plan Policy Map provides for the designation and mapping of Critical Environmental Sites and Historic and Cultural Sites specifically to provide policy direction for resource protection and enhancement. Sites may be submitted in Cross-acceptance or through the map amendment process established by the Commission under its rule-making authority. Sites that are forwarded to the Commission for inclusion in the State Plan Policy Map as CES or HCS:

1. contain one or more of the requisite features (see box above);
 2. are less than one square mile in extent or have a configuration (linear or highly irregular) not conducive to application of Planning Area Policy Objectives;
 3. are identified in municipal or county master plans, state functional plans, environmental resource inventories, or other documentation; or
 4. are protected by state regulations, local ordinance, public ownership or deed restriction, if applicable; and
 5. are not currently under regulatory review at the time of submission of the petition for delineation.
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Source: NJ State Planning Commission, 2001. The New Jersey State Development and Redevelopment Plan.

<http://www.nj.gov/dca/osg/plan/plan.html>