



# SUSTAINABILITY SUMMIT 10



## Site Plan Reviews: A Key Tool for Protecting Your Community's Environment

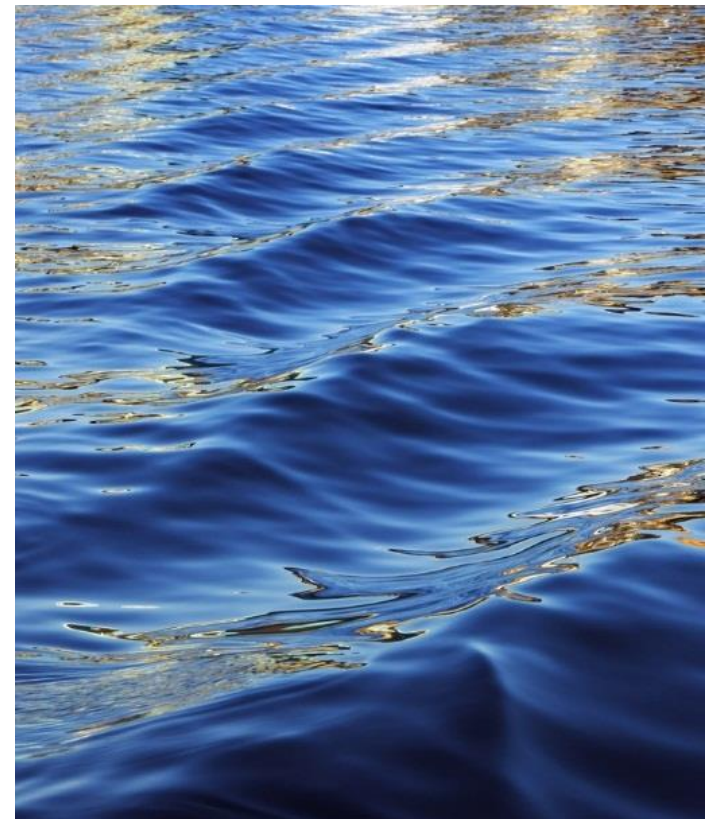
May 9, 2025

Renee Haider, Deputy Director, Sustainable Jersey  
Jennifer M. Coffey, Executive Director, ANJEC

# Who is in the Audience?

- Planning or Zoning Board Member
- Environmental Commission or Shade Tree Commission Member
- Green Team Member/Volunteer
- Municipal Staff
- Non-Profit
- Business







# Overview

- What is a site plan application & why ECs and GT should review them
- Key things to look for:
  - Stormwater
  - Trees & Landscaping
  - Wetlands
- Effectively presenting comments, findings, and requests



# ANJEC's Mission

To promote **local action** to protect and restore New Jersey's natural resources and **ensure equitable, healthy communities**. ANJEC advances its mission by engaging in **diverse and inclusive practices** through leadership, partnerships, education, advocacy for strong public policy and support of environmental commissions, public officials, and communities throughout New Jersey.



Members of the ANJEC Board of Trustees



# Education to Empower EC Action

- **Resource Center** – model ordinances, handbooks, manuals, and so much more
- Monthly virtual **webinars** and **roundtable** events
- The quarterly **ANJEC Report**, plus the biweekly ANJEC News, a biweekly environmental news digest
- The annual **Fundamentals for Environmental Commissions Training** offered each spring
- The annual **Environmental Congress**, our educational conference

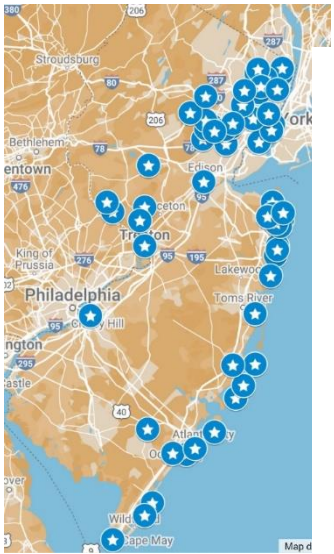
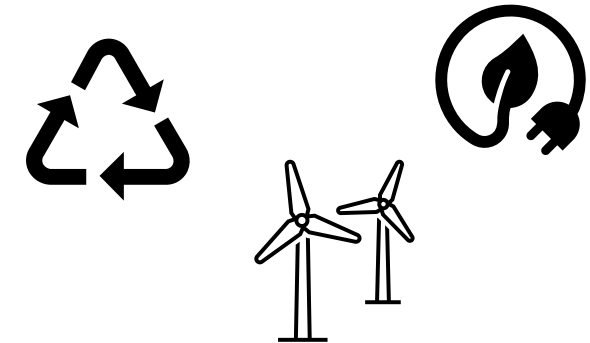




# Advocacy on NJ's Most Critical Statewide Environmental Issues



**NJPACTNOW**  
Protect New Jersey from Catastrophic Flooding



Map of Plastic Ordinances  
Passed that led to PPRA



# How is our work made possible?

It's all thanks to supporters like you!

Learn more about how  
you can become a  
municipal member here



ANJEC.ORG/MEMBERSHIPS



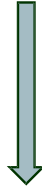
Our work is funded by:

- Memberships
- Individual donations
- Foundation support
- Corporate sponsors

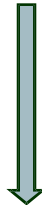


# Process & Procedure

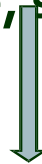
Environmental Resource Inventory



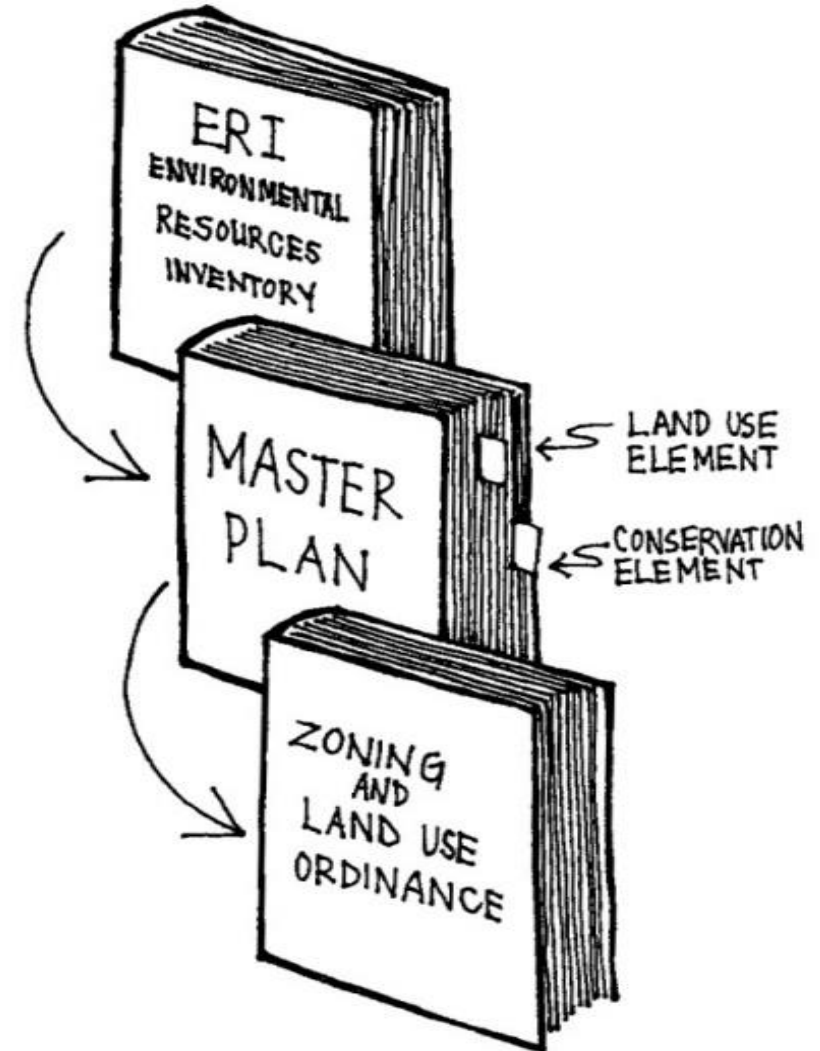
Master Plan: Zoning Map



Ordinance requirements for each zone: General ordinances for all zones including Stormwater, stream corridor, slopes, Lot size, setbacks, parking, cluster



**SITE PLAN/SUBDIVISION REVIEW**



# Contents of Site Plan Ordinance

## Municipal Land Use Law (40:55D-41)



- Preservation of existing natural resources on site
- Safe and efficient vehicular and pedestrian circulation, parking & loading
- Exterior lighting
- Conservation of energy & use of renewable energy resources
- Recycling of designated materials



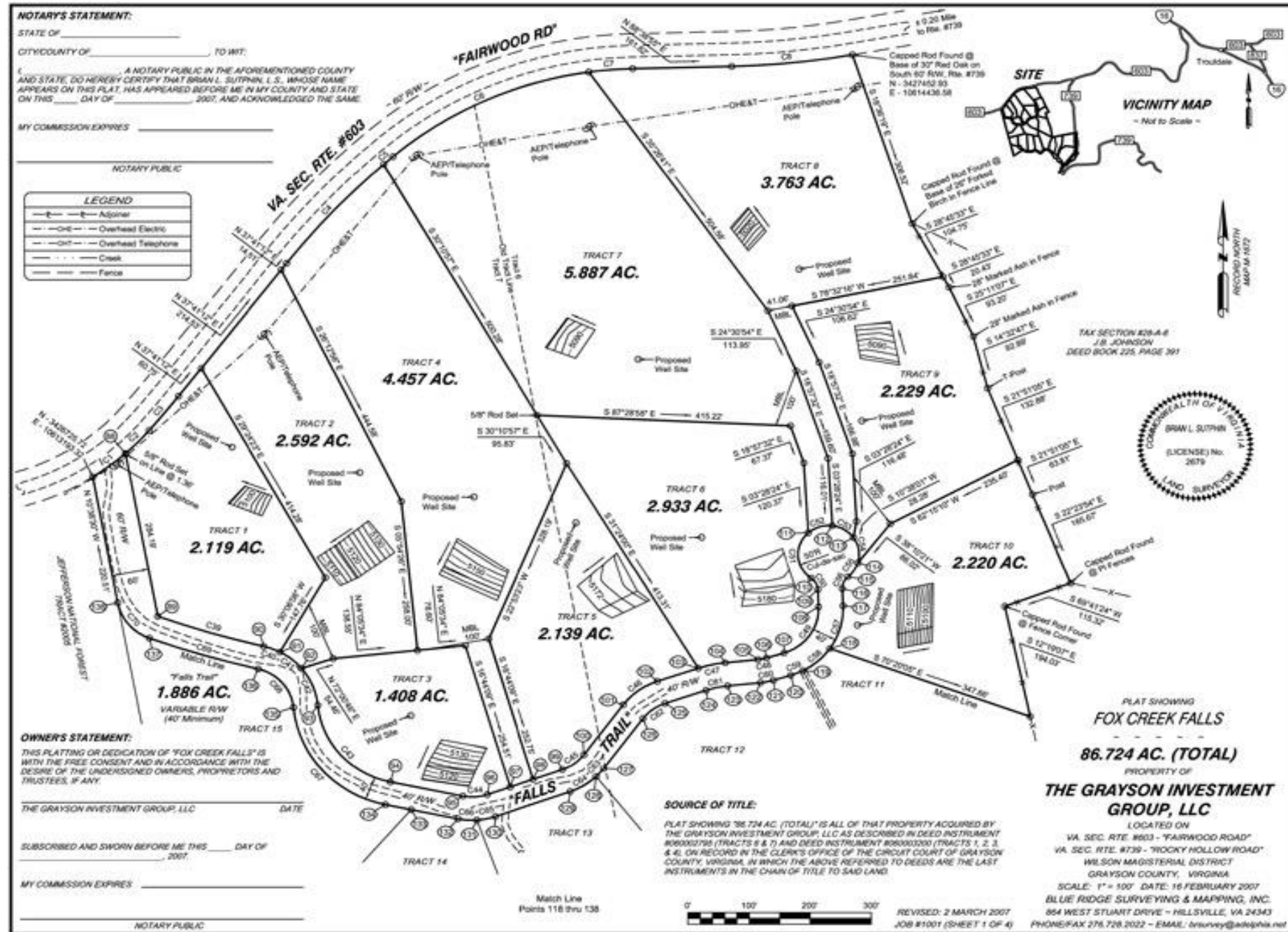
## Subdivision:

- the division of a piece of land into two or more lots

## Site Plan:

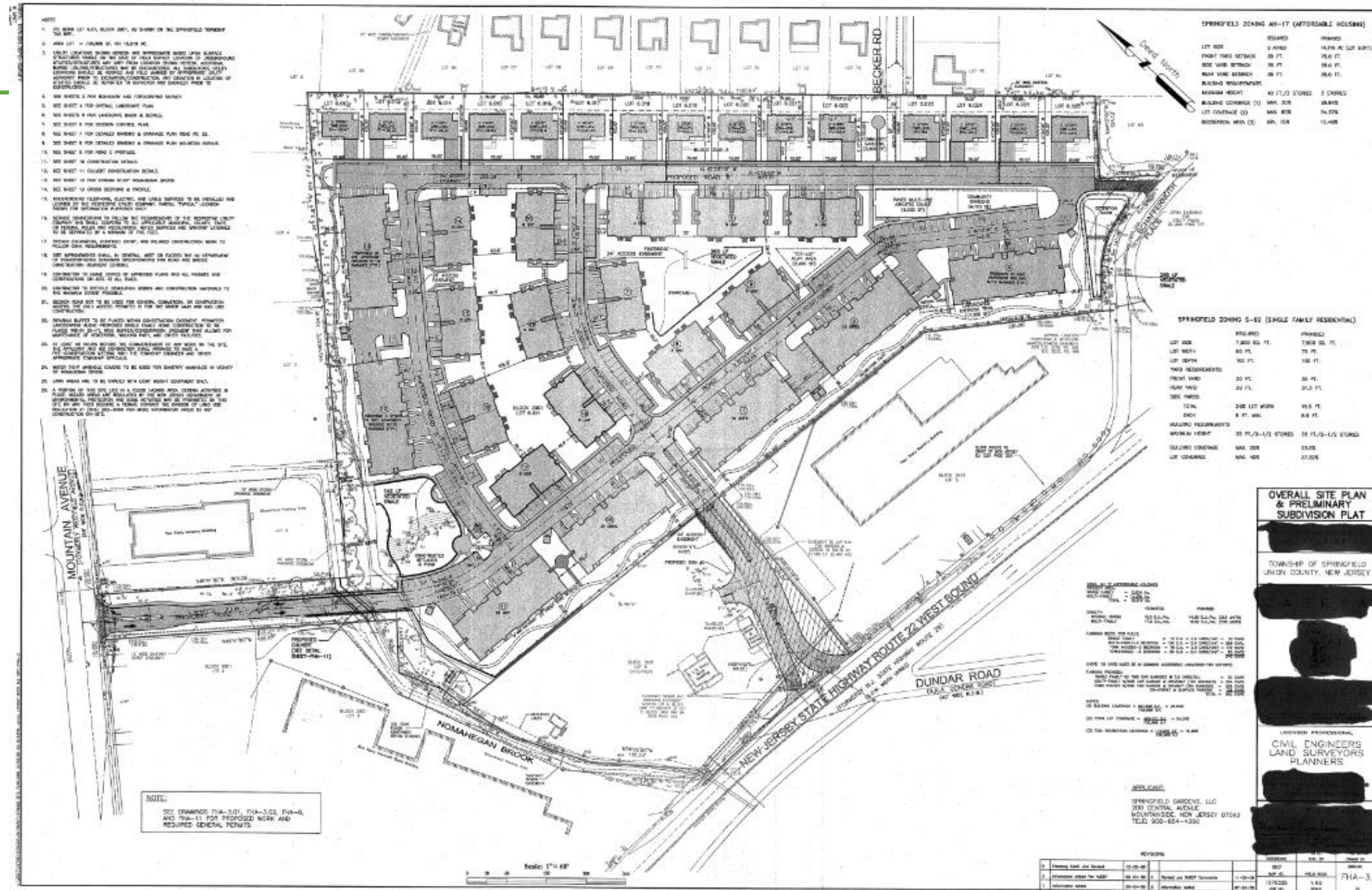
- a development plan for an individual lot or tract

# Subdivision





# Site Plan



# Benefits of Review by an EC



- Protects water quality and habitat
- Lessens impacts on natural resources – trees, slopes, streams, groundwater, open space
- Ensures provisions for recycling and solid waste disposal
- Avoids future costs associated with poor development – uncontrolled stormwater, poor grading, excessive lighting



ANJEC provided grant funding to help the Tinton Falls EC establish an Osprey Nest project.



# Why Review Site Plans



Photo Source: Parsippany Focus



# General Site Plan /Subdivision Review Process



- Pre-Application or Informal Meeting (not for variance applications)
- Application submission (including EIS, checklist, and wetlands delineation LOI)
- Application completeness determination
- Preliminary approval
- Final approval



Paterson EC & Green Team worked with community members to form Paterson Flood Fighters to clean stormwater catchment basins before it rains

## Development Activities

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- Grading
- Landscaping
- Road Building
- Utility Installation

## Resource Impacts

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- Soil Disturbance
- Loss of wetlands
- Runoff – Erosion
- Habitat Loss
- Vegetation Loss



# Evaluating Impacts - offsite



- Flooding
- Traffic
- Open space loss or degradation
- Loss of farmland, vistas
- Air quality
- Non-point source pollution

# Evaluating Impacts: Know what is there now

- Critical resources
- Geology: Rock type, depth to bedrock
- Soils Suitability
- Water
- Site contamination potential/Land use history
- Wildlife habitat
- Neighborhood character and setting



# EC Site Plan Checklist

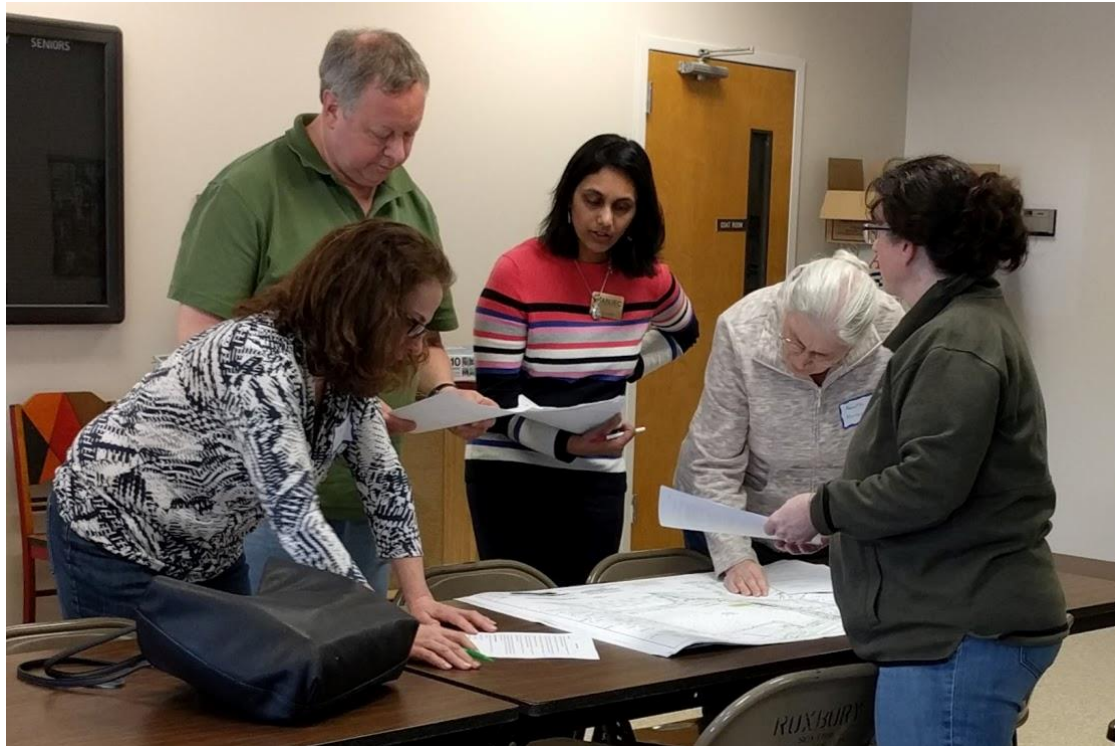


**Existing conditions:  
environmentally sensitive  
features:**

Features	YES	NO
Steep slopes (over 15%)		
Wooded Areas		
Surface Water		
Aquifer recharge area		
Wellhead protection areas		
Floodplains		
Wetlands		
Limestone Areas		
Drainage pattern		
Significant trees or other vegetation		
Types of wildlife habitat		
Dunes		
Air Quality		
Lighting		
Noise		

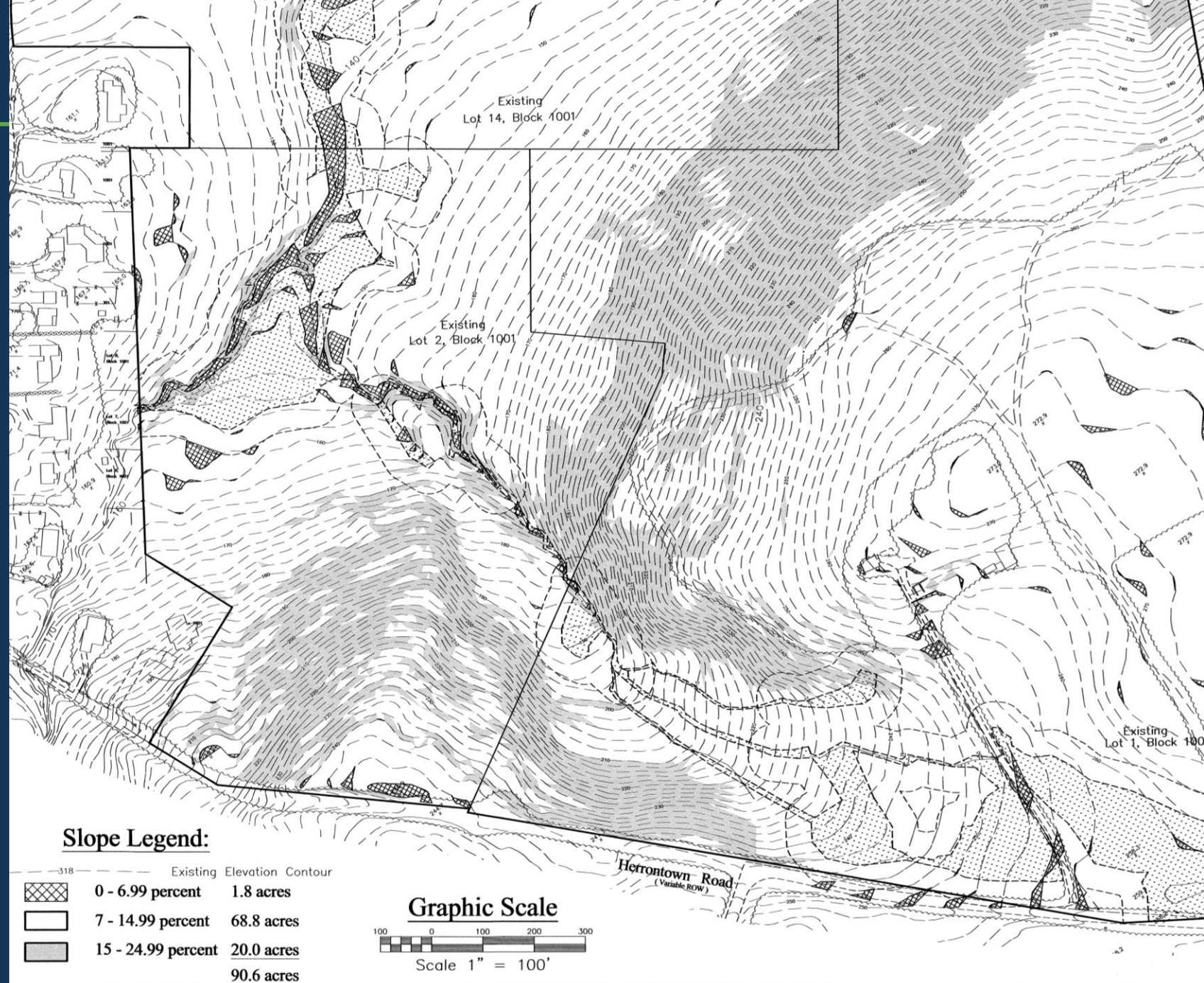


# Analysis of Application



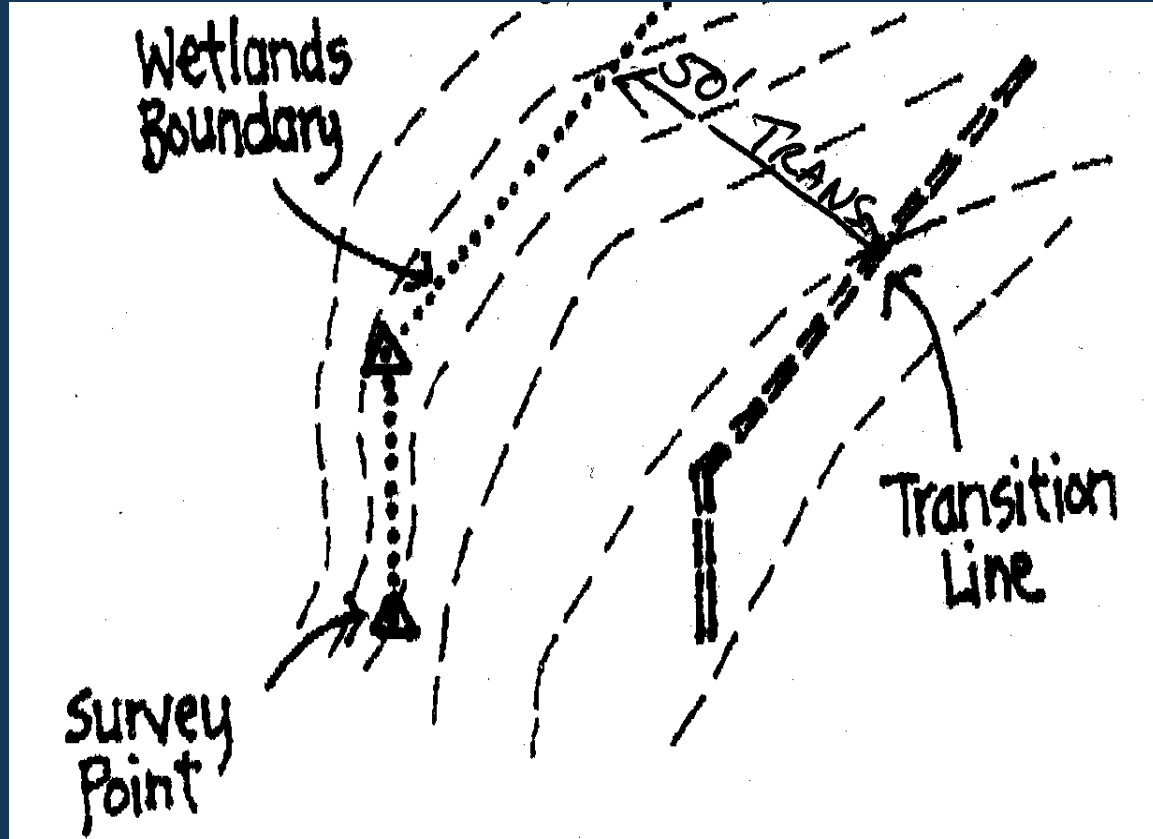
- Consistency with Master Plan
- Comply with all municipal ordinances
- A note about variances and waivers...

# Examples: Steep Slopes



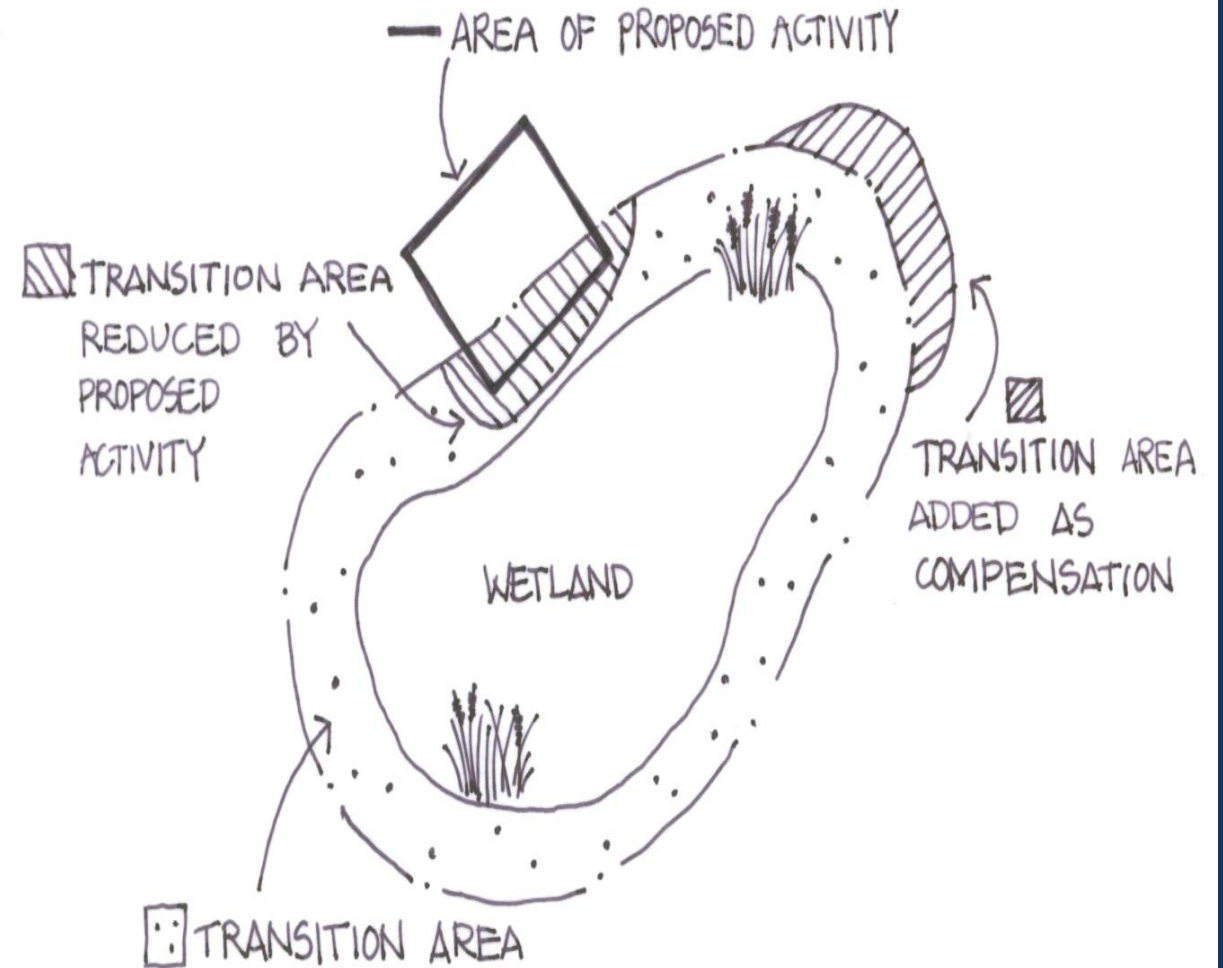


# Examples: Wetlands



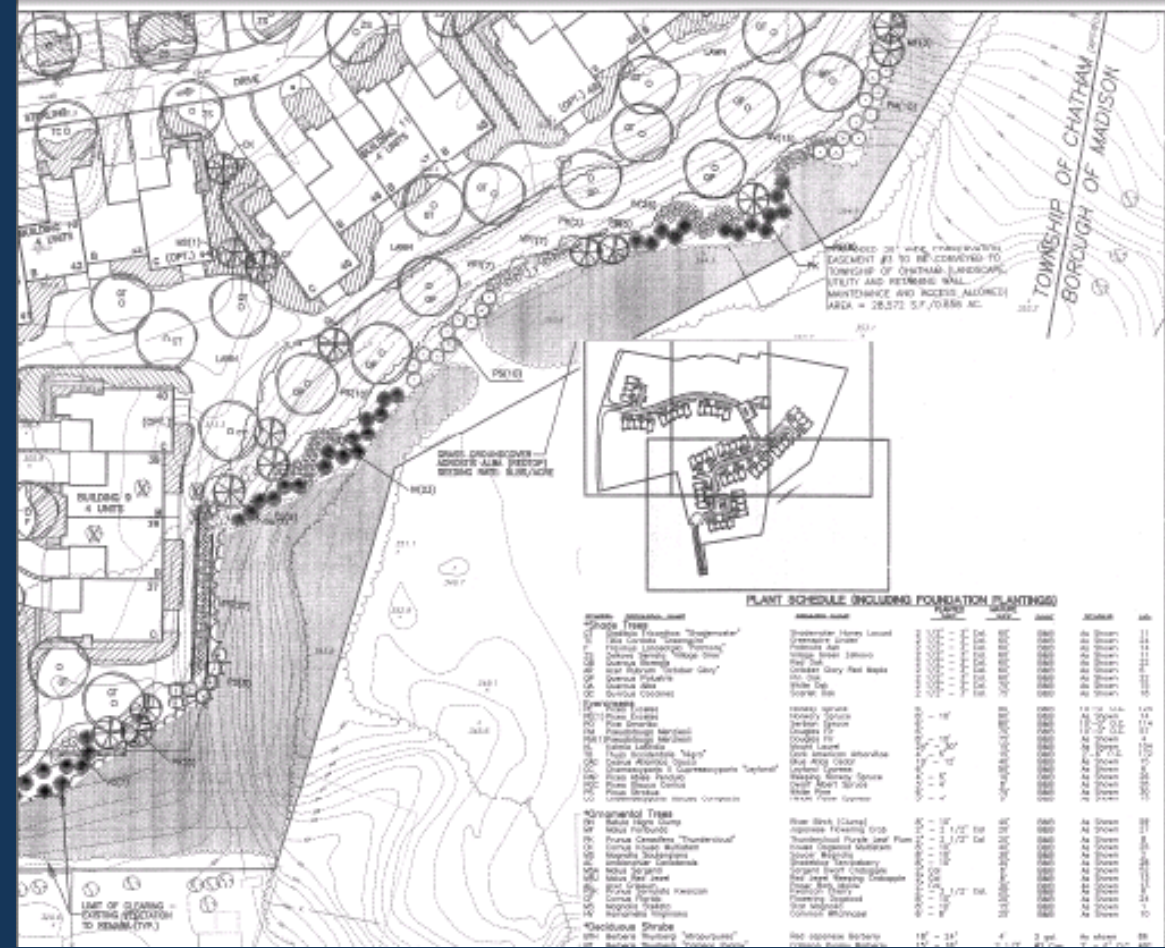
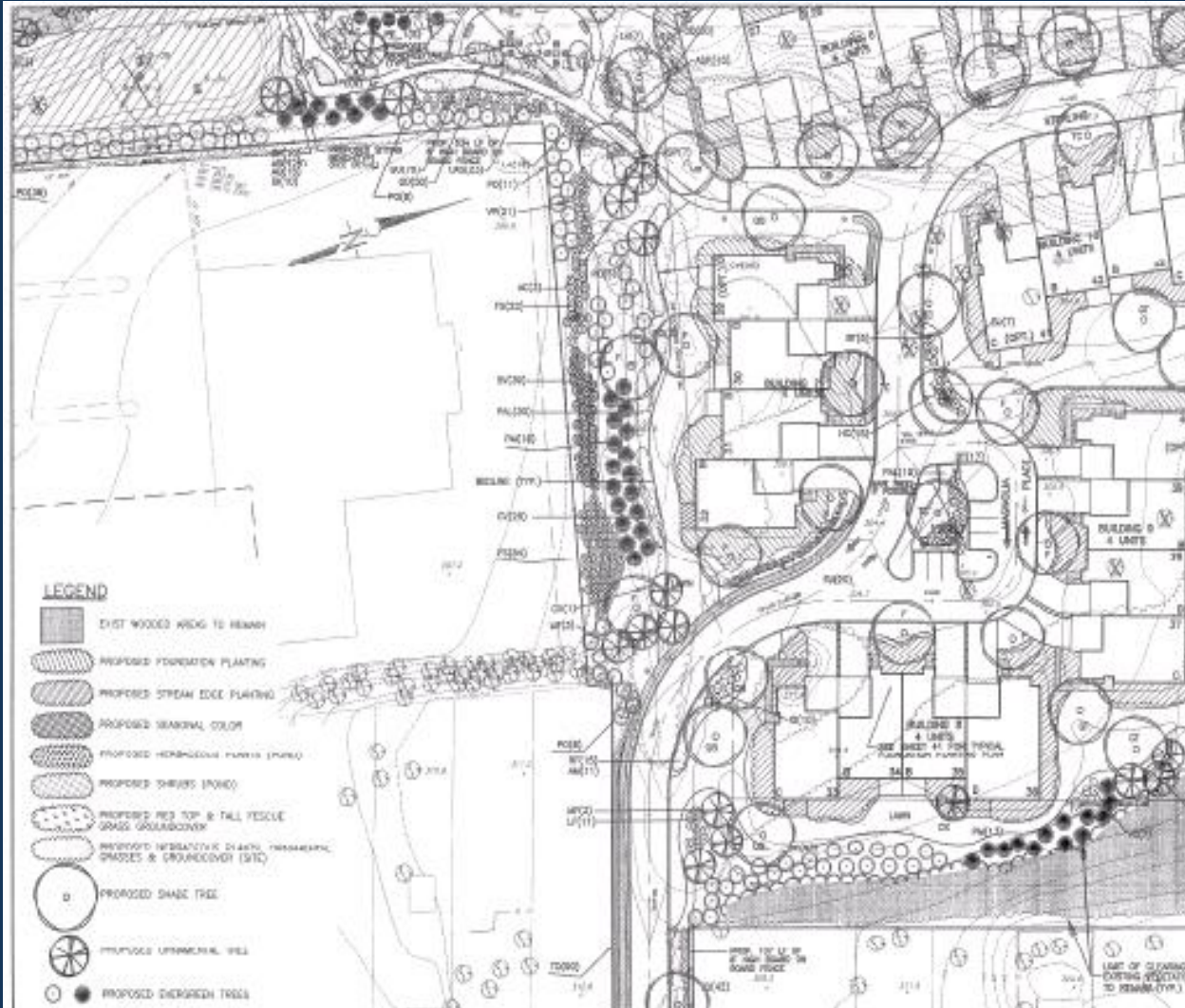
## TRANSITION AREA AVERAGING

15/6





## Examples: Landscape Plans



# Stormwater: MS4 Permit Overview



- **Municipal Stormwater Ordinance**
- Municipal Stormwater Webpage
- Designated Stormwater Coordinator
- Public Outreach and Engagement
- Street Sweeping
- Salt Coverage
- Infrastructure Mapping
- Begin first phases of Watershed Implementation Plan
- And much, much more – see 11 page handout of requirements

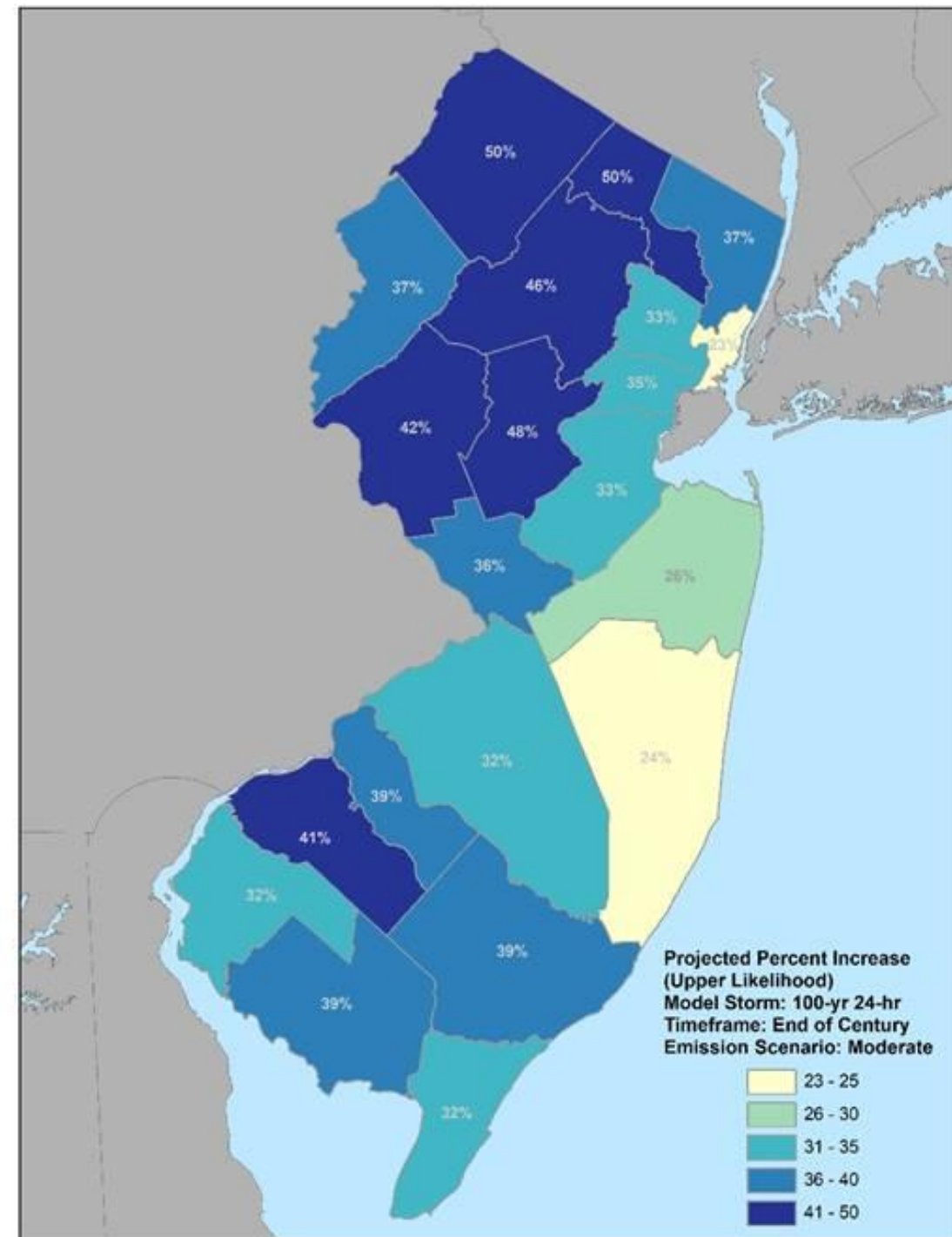




# SW & Climate Change

- Prepare for climate change: bigger storms with more rainfall, more so in north Jersey
- Percent increase in annual precipitation under moderate emissions scenarios (reductions from current ghg emission levels)
- Municipal ordinance MUST include increase rainfall projection data to ensure proper function of stormwater management of infrastructure during rain events in the near future.

<https://njprojectedprecipitationchanges.com/>





# Examples: Stormwater Municipal Ordinances

## NJDEP Adjustment of NOAA Atlas 14 Precipitation Depths Reflecting Rainfall Data Records up to 2019

- Prior to 2024, rainfall data used in municipal ordinance calculations are based on the timeperiod ranging from 1899-1999
- Climate change tells us that the past is no longer a predictor of the future
- Engineers have a responsibility to certify stormwater plans and therefore have a responsibility to ensure those plans and facilities are designed to treat for water quality and quantity according to the best available data

County	Adjustment Factors (1-Day)		
	2-year Design Storm	10-year Design Storm	100-year Design Storm
Atlantic	1.01	1.02	1.03
Bergen	1.01	1.03	1.06
Burlington	0.99	1.01	1.04
Camden	1.03	1.04	1.05
Cape May	1.03	1.03	1.04
Cumberland	1.03	1.03	1.01
Essex	1.01	1.03	1.06
Gloucester	1.05	1.06	1.06
Hudson	1.03	1.05	1.09
Hunterdon	1.02	1.05	1.13
Mercer	1.01	1.02	1.04
Middlesex	1.00	1.01	1.03
Monmouth	1.00	1.01	1.02
Morris	1.01	1.03	1.06
Ocean	1.00	1.01	1.03
Passaic	1.00	1.02	1.05
Salem	1.02	1.03	1.03
Somerset	1.00	1.03	1.09
Sussex	1.03	1.04	1.07
Union	1.01	1.03	1.06
Warren	1.02	1.07	1.15

# Examples: Stormwater Review

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- Key issues to look for:
  - Ask about using updated rainfall projections through 2100
  - Look at top maps – are there any steep slopes? How is construction and runoff being handled
  - Water doesn't roll uphill (without a pump)
  - Where are the soil samples taken? They must be within 25ft of the proposed SW infrastructure for each SW infrastructure
  - What's the depth to groundwater/seasonal high water table level? Is the project creating drainage or a pond?

# Taking Action: NJPACT REAL SW, Climate Change, Redevelopment



Learn More: Op/Ed Jennifer M. Coffey



Take Action: Send email to Gov. Murphy



- Notify applicant
- Ask applicant to mark site boundaries, building footprints, wetlands
- Bring site plan
- Take photographs
- Determine points of concern
- Include site visit notes as part of the Commission's report



Jackson Township EC expanded pollinator habitat in a local park

# Written Report & Oral Presentation



- Findings of Fact
- Findings of Environmental Impacts
- Recommendations
- Request for Explanation/More Information
- Questions and Testimony at hearing



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**New Jersey Voter Information Portal**  
**<https://nj.gov/state/elections/vote.shtml>**

**Voter Registration Deadline:**  
**May 20, 2025**

**NJ Primary: June 10, 2025**

**YOUR VOTE**  
**MATTERS**





# SUSTAINABILITY SUMMIT

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## Q & A

# GRANTS & UPCOMING EVENTS

## ☐ SUSTAINABLE COMMUNITIES GRANT PROGRAM WEBINAR

**Monday, May 19, 2025, 1:00pm-2:00pm**

**Register:** [bit.ly/2025SCGPWebinar](https://bit.ly/2025SCGPWebinar)

**Application Deadline: Monday, June 30, 2025**

## ☐ HOW TO START A MUNICIPAL COMMUNITY SOLAR AUTOMATIC ENROLLMENT PROGRAM WEBINAR

**Wednesday, May 21, 2025, 1:00pm-2:30pm**

**Register:** [bit.ly/4jgkUau](https://bit.ly/4jgkUau)

## ☐ NORTH JERSEY'S TRANSPORTATION PLANNING AUTHORITY'S PROGRAMS FOR MUNICIPALITIES WEBINAR

**Wednesday, May 28, 2025, 11:00am-12:00pm**

**Register:** [bit.ly/4m7QjOh](https://bit.ly/4m7QjOh)

## ☐ TRI-COUNTY SUSTAINABILITY GENERAL MEETING

**Wednesday, May 28, 2025, 7:00pm-8:00pm**

**Register:** [bit.ly/Tri-CountySustainability](https://bit.ly/Tri-CountySustainability)

## ☐ BERGEN COUNTY SUSTAINABILITY HUB MEETING

**Wednesday, May 28, 2025, 7:00pm-8:00pm**

Allendale Community Center, 210 W Crescent Ave, Allendale, NJ

## ☐ TREES FOR SCHOOLS: TREE-PLANTING GRANTS

**Learn More & Apply:** [bit.ly/TreesforSchools](https://bit.ly/TreesforSchools)

**Application Deadline: Tuesday, May 13, 2025**



**FOR MORE INFORMATION AND TO REGISTER FOR AN UPCOMING EVENT VISIT:**



**Municipalities:**  
[bit.ly/SJMunicipalEvents](https://bit.ly/SJMunicipalEvents)



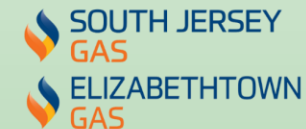
**Schools:**  
[bit.ly/SJSchoolsEvents](https://bit.ly/SJSchoolsEvents)



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## Corporate Sponsors





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