

Executive Summary

In recent years, **industrial-scale warehousing** for goods storage and distribution to businesses and retail customers has undergone rapid change with the growth of e-commerce and rising consumer expectations for same-day delivery services. The continuing evolution of **logistics industries** will have profound implications on the nexus between land use and the intermodal transportation network for years to come.

With its strategic geographic position, skilled workforce, major consumer markets, and robust transportation infrastructure that serve the entire Northeast, **New Jersey is an ideal location for the warehousing and goods movement industries**. These industries contribute significant economic activity, jobs, and ratables to the state.

Available land, particularly important farmland and open space, is under growing pressure in urban, suburban, and rural areas alike. Logistics warehousing can also generate substantial noise, dust, flooding, traffic, and air pollution, especially from medium to heavy-duty diesel trucks. These public health impacts tend to be concentrated in low-income and minority communities that are already overburdened because of New Jersey's long industrial legacy. Thus, proposals for new projects that can worsen public health and safety raise **environmental justice implications**.

Wherever warehouse development happens, **benefits and negative impacts** will follow that must be carefully and equitably considered. There is no shortage of solutions that are good for communities, the environment, and the economy. Guiding such development effectively will require a whole-of-government approach and commitment to long-range planning with a greater focus on the nexus between local and regional land use planning.

As **land-use planning and development review occur predominantly at the local level in New Jersey**, it is important to provide local governments with the technical resources and guidance necessary to assist them in developing land use plans, zoning, and project review procedures based on sound planning, information, and practice. Local development decisions should also be made in the context of a statewide plan and policy that balances competing needs – including protecting important resources and impacted communities, ensuring economic viability, and meeting industry need across labor, workforce safety, infrastructure, employee transit, and market needs.

To that end, the **New Jersey State Planning Commission offers the following considerations and guidance** in accordance with N.J.S.A. 52:18A-196 and 199, to facilitate greater cooperation and coordination among local governments, their counties, and their regions.

The guidance aims to:

- Facilitate a proactive, rather than a reactive, approach;
- Provide municipal factors to consider when developing or updating a Master Plan and reviewing applications and requirements;
- Encourage a regional approach to planning, siting, and facilitating the logistics facilities.

These guidance documents go into how municipalities can achieve these aims across eleven related areas of focus. Local governing bodies and planners can utilize some or all of these areas, as they choose, to address the challenges they face. The detailed guidance documents consider:

- Types of Uses
- Municipal Considerations
- The Role of Redevelopment and Brownfields
- Public Health and Overburdened Communities
- Traffic and Road Safety
- Sustainable Design
- Mitigation Best Practices
- Community Involvement and Public Engagement
- Taking a Regional Approach
- Special Resource Area Considerations
- The Role of State Agencies

The Commission encourages the use of this guidance to provide a balanced approach to warehouse siting that considers environmental and economic sustainability and public health.