

# principles FOR COASTAL development

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## URBAN COAST INSTITUTE

New Jersey's coastal areas should be preserved to allow for conservation of natural resources, ecosystem function, and natural flood mitigation. Conservation can best be accomplished through the State's Green Acres/Coastal Blue Acres program, county green acres programs, local ordinances and conservation organizations.

Coastal storms and tidal surges, sea level rise, and erosion are clearly threats to the Jersey Shore. Increasing resilience and understanding hazards can help reduce vulnerability. Risk and Vulnerability tools are available from NOAA at [www.csc.noaa.gov/ra\\_tools/](http://www.csc.noaa.gov/ra_tools/). Coastal No Adverse Impact (NAI) policies developed by the National Association of Flood Plain Managers can help communities avoid risk and reduce flooding.

Market-based incentives can promote sound coastal development. Planning and Zoning Boards and local ordinances should allow for coastal setbacks to avoid storm surge damages. The State should encourage the use of Transfer of Development Rights (TDR) to prevent over-development in the coastal areas and protect coastal ecosystems.

A watershed is the area of land that drains to a particular body of water. The movement of water through the watershed integrates the human and natural systems functioning in it. As a form of environmentally-based land use management, watershed management examines the entire watershed system, from the uplands and headwaters, to floodplains, wetlands, and receiving water. It focuses on water quantity and quality and how they are affected by the patterns of land use and land conservation.

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### factsheet

#### Public Trust Doctrine

**The Public Trust Doctrine is a common law doctrine of property law, adapted by each state, that establishes public rights in navigable waters and on its shores. The doctrine is premised on the fact that such waters and shores have been used as common areas for food, travel, and commerce from time immemorial. The concepts presented in the Public Trust Doctrine date back at least to the Roman Empire. English common law recognized public rights in navigable waters and on their shores. American colonial courts followed English common law. Each state has since further refined the doctrine through its courts and legislatures to best fit its particular circumstances and societal needs. The Public Trust Doctrine provides that public trust lands, waters, and living resources in a state are held by the state in trust for the benefit of all of the people and establishes the right of the public to fully enjoy public trust lands, waters, and living resources for a wide variety of recognized public amenities. The doctrine also sets limitations on the states, the public, and private owners and establishes the responsibilities of the states when managing these public trust assets.**

Source: National Oceanic and Atmospheric Administration

Conservation of natural systems ensures enjoyment of public trust resources.



The goal of watershed management is to retain water quality and the flow of watering a natural state and maintain, to the fullest extent possible, healthy, functioning aquatic systems and habitats. Of particular concern is how various types of land uses affect the relationship among rainfall, groundwater infiltration, evapotranspiration, overland flow, and stream flow. Watershed management is accomplished through an iterative process of integrated decision making regarding uses and modifications of land and water within a watershed. This process provides an opportunity for stakeholders to balance diverse goals and uses for environmental resources and to consider how their cumulative actions may affect long-term sustainability of both the ecological and human communities.



#### Additional Sources of Information

NOAA Coastal Services Center — <http://www.csc.noaa.gov/>

University of Rhode Island Sea Grant—<http://seagrant.gso.uri.edu/scc/>

Louisiana Sea Grant—<http://www.laseagrant.org/ad-serv/communities.htm>

NOAA Office of Sustainable Development and Intergovernmental Affairs— <http://www.susdev.noaa.gov/suscoast.html>

Urban Land Institute—<http://www.uli.org>

Sea Grant Association—[http://www.sga.seagrant.org/pdf/tt\\_coastal\\_communities.pdf](http://www.sga.seagrant.org/pdf/tt_coastal_communities.pdf)

Maryland Department of Natural Resources—[http://www.dnr.state.md.us/bay/czm/coastal\\_communities.html](http://www.dnr.state.md.us/bay/czm/coastal_communities.html)

#### Principles for Coastal Development

**Protect and Conserve Natural Ecosystems**

**Identify Natural Hazards and Reduce Vulnerability**

**Conduct Comprehensive Assessments to the Region and Site**

**Lower Risk by Exceeding Standards for Siting and Construction**

**Adopt Successful Practices from Dynamic Coastal Conditions**

**Use Market-Based Incentives to Encourage Appropriate Development**

**Address Social and Economic Equity Concerns**

**Balance the Public's Right of Access and Use with Private Property Rights**

**Protect Fragile Water Resources on the Coast**

**Commit to Stewardship That Will Sustain Coastal Areas**

Source: Urban Land Institute

**For Information Contact:**  
**Jennifer DiLorenzo, Urban Coast Institute,**  
**Monmouth University 400 Cedar Avenue,**  
**West Long Branch, NJ 07764**  
**732-263-5392 [jdiloren@monmouth.edu](mailto:jdiloren@monmouth.edu)**