



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
OFFICE OF SMART GROWTH
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JON S. CORZINE
Governor

SUSAN BASS LEVIN
Commissioner

CHRISTIANA FOGLIO
Chair

EILEEN SWAN
Executive Director & Secretary

**New Jersey State Planning Commission
Plan Implementation Committee
Minutes of the Meeting Held December 16, 2005
Thomas Edison College, Prudence Hall
101 West State Street
Trenton, New Jersey**

CALL TO ORDER

Chair Eskilson called the meeting to order at 9:30AM.

Committee Members Present

John Eskilson, Chair and Public Member

Michele Byers, Public Member

Marge DellaVecchia, Designee of Acting Commissioner Charles Richman, Department of Community Affairs

Liz Semple, Representative of Commissioner Bradley Campbell, Department of Environmental Protection

Susan Weber, Representative of Commissioner John Lettiere Department of Transportation

Roberta Lang, Representative of Secretary Charles Kuperus, Department of Agriculture

Patrick Gillespie, Governor's Office, Smart Growth Ombudsman

Committee Members Not Present

Tom Michnewicz, Public Member

Marilyn Lennon, Public Member

Others Present

Christiana Foglio, Public Member and Chair of the State Planning Commission

Maura McManimon, Executive Director, Office of Smart Growth

Daniel Reynolds, DAG, Department of Law & Public Safety

Joseph Donald, Deputy Executive Director, Office of Smart Growth

Paul Drake, Planning Director, Office of Smart Growth

Curt Lavalla, Planner, Office of Smart Growth

Khara Ford, Planner, Office of Smart Growth
Jung Kim, Planner, Office of Smart Growth
Ann Waters, Planner, Office of Smart Growth
Jim Ruggieri, Planner, Office of Smart Growth
Danielle Stevens, Policy Unit, Office of Smart Growth
Tracie Gelbstein, Council, Policy Unit, Office of Smart Growth
Barry Ableman, Planner, Office of Smart Growth
Russel Like, Planner, Office of Smart Growth
Sharon Maclean, Planner, Office of Smart Growth
Rick Brown, Department of Environmental Protection
Mayor Peter Cantu, Plainsboro
Ron Yake, Plainsboro Township Planner
Jeff Tittel, NJ Sierra Club
Dianne Brake, Regional Planning Partnership
Chris Sturm, Project Director of New Jersey Future
Others-See Attachment A

CHAIR'S COMMENTS, John Eskilson, Chair

There were no comments by the chair at this time.

EXECUTIVE DIRECTOR'S REPORT, Maura McManimon, Executive Director

Ms. McManimon reported that Dover Township in Ocean County decided to withdraw their petition for plan endorsement. They hired an in-house planner to create a more complete petition that they plan to submit prior to the March 15th CAFRA deadline. She also reported that the TDR Real Estate Market Analysis Rule adoption and the Planning and Zoning Board Education Rule proposal would both be published in the January New Jersey Register.

PRESENTATIONS

Plainsboro Township Plan Endorsement Petition, by Office of Smart Growth

Ms. McManimon explained that the Office of Smart Growth was ready to make a recommendation to the PIC regarding Plainsboro Township's petition for Plan Endorsement. She introduced Curt Lavalla, Area Planner, who gave a presentation on the Plainsboro Township petition. Curt Lavalla explained that he had asked Plainsboro Township to update the Plan Implementation Agreement (PIA) to reflect items that were already implemented, to which the township agreed.

Ron Yake, Plainsboro Township Planner, explained that he had just received a copy of the Office of Smart Growth Report and the PIA, and that the township had provided the Office of Smart Growth with written feedback regarding the inaccuracies that should be corrected in the final report before it goes to the State Planning Commission. Chairman Eskilson asked Mr. Yake to briefly describe their concerns with the report and the PIA. Mr. Yake and Mayor Peter Cantu described desired changes and clarification. Mr. Lavalla agreed to these changes. Paul Drake gave a short photo presentation of the Township.

Liz Semple stated that the DEP supported the petition and was particularly pleased with the Township's open space initiatives and cluster provisions. Ms. Semple added that the DEP did not possess enough detail to commit to the regulatory prioritizations requested in the PIA. Ms. Semple went on to note discrepancies between the Township's open space mapping data and the open space data maintained by DEP; and said that the discrepancy could be resolved during the cross-acceptance process. She added that DEP would like to work with the Township regarding sewer service areas.

There was discussion regarding the impact of commercial development in and around Princeton Forrestal, and its impacts on the Township's growth share obligation.

There were no further comments from the Committee at this point. Chair Eskilson opened the floor to public comments.

Public Comment on the Plainsboro Township Petition for Plan Endorsement

Jeff Tittel, Director of the NJ Sierra Club, commented on the format of the report and his desire for additional information.

Chris Sturm, New Jersey Future, stated her concern about outstanding master plan elements that have not been updated and are still inconsistent with the State Development and Redevelopment Plan. Ms. Sturm stated that municipal master plans should be consistent with the State Plan at the time of endorsement, or otherwise be revised in an expedient fashion. Ms. Sturm also inquired about the recognition of historic centers in the state plan.

Dianne Brake, Regional Planning Partnership, stated that the Township of Plainsboro and Mayor Cantu received an award from the Regional Planning Partnership for its efforts. Ms. Brake relayed her concern about the differences between the initial and advanced plan endorsement processes, and questioned why Plainsboro should go forward with advanced plan endorsement.

George Ververides, Director of the Middlesex County Planning Board, relayed the Middlesex County Planning Department's support for the Plainsboro Plan Endorsement Petition.

With no further comments from the public, Chair Eskilson closed public comment on Ocean Township's petition for plan endorsement.

Pat Gillespie stated that he did not see substantial issues to keep Plainsboro from being approved, and moved to recommend approval of the petition to the full State Planning Commission. The motion was approved by consensus. Maura McManimon stated that the petition would be heard by the State Planning Commission on January 18th.

Plan Endorsement Update, by Office of Smart Growth

Danielle Stevens, Policy Coordinator, stated there were twenty-two municipalities with expired coastal centers that held pre-petition meetings with the Office of Smart Growth in accordance with the Department of Environmental Protection Coastal Zone Management (CZM) rule proposal. The Office of Smart Growth anticipated that many of these municipalities would pursue plan endorsement to re-establish their expired coastal centers in an expedited fashion.

Comments on the Plan Endorsement Update

Chris Sturm, New Jersey Future, stated that they would not have been able to support Dover's Plan Endorsement and were pleased they withdrew. Ms. Sturm was concerned whether the public would have a chance to review a new petition submitted by Dover Township. Maura McManimon stated that because they had withdrawn the petition, Dover would have to hold another public meeting before resubmitting to the State Planning Commission.

Jeff Tittel, NJ Sierra Club, questioned the effect of the one year extension of CAFRA centers on the CAFRA permitting process.

Barbara Palmer, Association of New Jersey Environmental Commissions stated that she was pleased to see Dover taking the time to submit a more complete plan endorsement petition.

With no further comments from the Committee or the public, the meeting was adjourned by consensus at 12:30P.M.

Respectfully submitted,

Eileen Swan
Secretary and Executive Director

Dated: June 28, 2006