



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
STATE PLANNING COMMISSION
OFFICE OF SMART GROWTH
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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 August 23, 2006
Department of Community Affairs
Conference Room 129
101 South Broad Street
Trenton, New Jersey**

CALL TO ORDER

Chair Eskilson called the meeting of the Plan Implementation Committee (PIC) to order at 10:15a.m.

Committee Members Present

John Eskilson, Chair
Susan Weber, Representative of Commissioner Kris Kolluri, Department of Transportation
Elizabeth Semple, Representative of Commissioner Lisa Jackson, Department of Environmental Protection
Monique Purcell, Designee for Secretary Charles Kuperus, Department of Agriculture
Debbie Mans, Governor's Office, Smart Growth Ombudsman

Committee Members Not Present

Commissioner Susan Bass Levin, Department of Community Affairs
Michele Byers, Public Member
Thomas Michnewicz, Public Member
Marilyn Lennon, Public Member

Others Present

Edward McKenna, State Planning Commission Member arrived at 10:25
Eileen Swan, Executive Director, Office of Smart Growth
Joseph Donald, Deputy Director, Office of Smart Growth

Courtenay Mercer, Planning Director, Office of Smart Growth
Erika Webb, Planner, Office of Smart Growth
Lorissa Whitaker, Planner, Office of Smart Growth
Danielle Stevens, Policy Coordinator, Office of Smart Growth
Ann Waters, Planner, Office of Smart Growth
Jung Kim, Planner, Office of Smart Growth
Khara Ford, Planner, Office of Smart Growth
Sharon Maclean, Planner, Office of Smart Growth
Richard Brown, Department of Environmental Protection
Others-See Attachment A

APPROVAL OF MINUTES

The approval of the minutes was tabled. Meeting notes were provided to the public and the Committee.

EXECUTIVE DIRECTOR'S REPORT, Eileen Swan, Executive Director

Ms. Swan spoke about the Stafford public hearing that occurred on August 22. She commented that it was their second hearing because the hearing was not noticed properly. She also noted that the comments would be taken into consideration as the Office of Smart Growth reviews the petition for consistency. Ms. Swan advised that a discussion on consistency issues related to Plan Endorsement would continue at next PIC meeting.

PRESENTATIONS

Stafford Township Petition for Initial Plan Endorsement by Stafford Township

David Roberts, Planning Consultant for Stafford Township gave the presentation. Mr. Roberts commented that the Township has been proactive in planning and has an existing Designated Center, and that Plan Endorsement was a logical next step. Mr. Roberts stated that Stafford's goals for Plan Endorsement participation included making adjustments to center lines based on better parcel based data and to voluntarily up-date the Township's Master Plan. Additional goals included the addition of Critical Environmental Site (CES) designations to Planning Area 2 (PA2), fine-tuning Planning Area 2 and Planning Area 5 (PA5) boundaries, as well as designating the Mayetta Hamlet Center.

Mr. Roberts went over the Township's timeline with regard to Plan Endorsement. He said the Township submitted its COAH third round plan early and have received a request for additional information letter in response. He explained how redevelopment of the Town's landfill would help to satisfy their COAH obligation.

There was a discussion between the Township and the Committee regarding the removal of an already developed area from the designated regional center, and whether a PA2 designation was a good alternative because of the CAFRA impervious surface

limitations. Mr. Roberts commented that the Township was looking at natural resource protection opportunities, particularly extending CI stream designations beyond current limits. He explained open space efforts, as well as efforts to enhance design along Route 9 and Route 72. Mr. Roberts presented maps demonstrating the existing and proposed changes to the regional center boundary, as well as Planning Area boundaries and CESs. He showed the Mayetta Hamlet boundary, which is coterminous with the existing sewer service area and would allow existing houses on septic to tie into the sewer.

The Committee discussed a reduction of growth projections based on “ground-truthing” with GIS and rectifying Stafford’s projections with the State Plan. There was a further discussion regarding the Water Quality Management Plan (WQMP) up-date and its need to be more consistent with the Center and Planning Area boundaries. The Committee also discussed the change of some additional lands to Planning Area 5.

Public Comments on the Stafford Township Petition for Plan Endorsement

Candy Ashman, Association of New Jersey Environmental Commissions (ANJEC), commented that PA2 was supposed to support center based development, unlike PA1. Ms. Ashman also stated her support for the petition.

Chris Sturm, New Jersey Future, had hoped that there would be further discussion as to the type of development in the Centers, as well as how open space would be protected.

With no further comments from the public, Chair Eskilson closed the floor to discussion of the Stafford Township Plan Endorsement Petition..

Eileen Swan commented that the next step was for the Office of Smart Growth to continue to review the petition, and that a staff report would be presented to PIC in September or October. Ms. Swan asked if there was a request for comments on general issues before Chair Eskilson recused himself.

Chair Eskilson recused himself from the proceedings, and Ed McKenna took over as Chair.

Eileen Swan gave an update on coordination with the Highlands Council regarding the Sussex petition for Plan Endorsement. Ms. Swan read a letter into the record that had been sent to the Highlands by the Office of Smart Growth. (See Attachment B)

Sussex County Petition for Initial Plan Endorsement by Sussex County

Eric Snyder, Sussex County Planning Director gave a presentation. Mr. Snyder stated that Sussex formed a Strategic Growth Advisory Committee that was representative of the County’s residents, government entities and Non-Governmental Organizations. Mr. Snyder described the public participation process and gave a brief overview of the County’s vision, particularly the embrace of center based development. Mr. Snyder described the approach used to identify areas appropriate for growth or conservation

through a “landscape” process of identifying “place types.” Mr. Snyder explained that the County performed a build-out analysis, but that it was completed prior to the passing of the Highlands Act. Mr. Snyder stated the build out analysis may need to be reconsidered accordingly after the Highlands Regional Master Plan has been adopted.

Mr. Snyder gave a brief overview of the County Plan’s consistency with the State Plan. Mr. Snyder also explained that further discussion needed to occur as to how the State might assist in land use and infrastructure planning to accommodate growth in appropriate areas.

The Office of Smart Growth requested additional information in a letter to Sussex. After release of the Highlands Regional Master Plan, the Highlands will review the Sussex Plan for consistency and make comments. The Office of Smart Growth will then present a report on the Sussex petition before the State Planning Commission in November or December. The Committee members recognized the work of the County.

Public Comments on the Sussex County Petition for Plan Endorsement

Chris Sturm, New Jersey Future, would have liked more detail about the vision and implementation strategies - Eric Snyder provided additional information about centers, infrastructure and preservation efforts. Ms. Sturm further explained that the intent of the County Plan was to provide background and implementation information for municipalities as they individually pursue Plan Endorsement.

Wilma Frey, New Jersey Highlands Coalition, expressed her concern with the timing of the Sussex County Petition, given the fact that the Highlands Regional Master Plan has not been released. Ms. Frey was also concerned that the petition did not meet the Plan Endorsement guidelines, nor the scope of the original grant agreement with the Office of Smart Growth. Ms. Frey also relayed concern about the County’s visioning process.

A further discussion amongst Committee members took place, regarding the timing of the Highlands Regional Master Plan and the Sussex County Petition with an explanation that the Regional Plan provided a framework that would be reviewed at a more micro level at the time of Municipal petitions.

Wilma Frey relayed further concern about integrating the data from the Highlands into the Sussex Plan.

David Troast, Director of Planning for Sparta Township, relayed support for the County petition and commented that it would help guide municipalities as they pursue Plan Endorsement. Mr. Troast would like to see the petition move forward.

Jeff Tittel, New Jersey Sierra Club, commented that not all centers need sewers and there are flaws in the Sussex Plan with regard to centers. Mr. Tittel expressed concern about the timing of the Sussex Plan with the Highlands Regional Master Plan.

Donald Kirchoffer, New Jersey Conservation Foundation, submitted a statement in writing. Mr. Kirchoffer further relayed his concern about the form and content of the Plan Implementation Agreement (PIA).

Peggy Snyder, Hopewell Township, Mercer County resident, described Andover's desire not to pursue a center, despite the Sussex Plan's recommendation. Ms. Snyder was concerned with the Borough's ability not to pursue a center once the Sussex Plan was endorsed. Ms. Snyder provided further written information for the record.

Carlos Rodrigues, Looney Ricks Kiss (representing clients with development interest in Sussex County), commented that the petition should not have to wait for the Highlands Regional Master Plan to be released. Mr. Rodrigues commented that the State Planning Commission should create criteria for reviewing regional plans.

Due to time constraints, Chair McKenna closed the public comment portion of the meeting, and asked those who were unable to speak to give their names to Danielle Stevens. They would have an opportunity to be heard first at the next meeting of the Plan Implementation Committee.

The meeting was adjourned at 12:15p.m.

Respectfully Submitted,

Eileen Swan
Secretary and Executive Director

Dated: September 1, 2006