



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

**New Jersey State Planning Commission  
Plan Implementation Committee  
Minutes of the Meeting Held on October 19, 2022  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the October 19, 2022 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:29 a.m.

**ROLL CALL**

**Members Present**

Danielle Esser, Director of Governance, NJ Economic Development Authority  
Gina Fischetti, Designee for Lt. Governor Sheila Oliver, Department of Community Affairs (arrived at 9:37 a.m.)  
Bruce Harris, Municipal member  
County Commissioner Director Shanel Robinson, Chair, County Member (left at 10:14 a.m.)  
Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Department of Transportation

**OPEN PUBLIC MEETINGS ACT**

It was announced that notice of the date, time, and place of the meeting has been given in accordance with the Open Public Meetings Act.

**Others Present through Video conference**

See Attachment A

## **PLEDGE OF ALLEGIANCE**

Chairwoman Robinson asked everyone to recite the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chairwoman Robinson asked for a motion to approve the minutes with corrections of the August 17, 2022 meeting. Danielle Esser made the motion; seconded by Bruce Harris. Ayes: (5) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Shanel Robinson. Abstains: (0). The August 17, 2022 minutes were approved.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson said thank you to Donna and the team and everyone here for giving us traction to move some of these towns forward. We have three that we'll be presenting today under new business. But certainly, in the past two to three years, we've done quite a bit of work. I am proud of the work that we have begun to do as we move forward even with SPC.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro said that in response to your comments, we have endorsed in the last three years 11 municipalities. We have three on the docket today to move forward to the SPC, another five are at the doorstep. And then we have another nine that are not far behind. We are working very hard to get folks through. Some of them are easier than others, but it's a testament to our working relationship with DEP and the rest of our state agency partners.

My understanding is the inland flooding rules are being proposed, not as an emergency, but as a general rule update and there are public hearings.

Nick Angarone from NJDEP said that right now, technically the rules have not been proposed. There are going to be public engagement sessions. There is one today at 10 am. And then tomorrow at 6:30 p.m. There have been a number of communications about this, if people are not able to see it, I am happy to send Donna and company the announcement to share. What happens after the public engagement sessions I think is technically to be determined.

## **NEW BUSINESS**

### **RECOMMENDATION FOR PLAN ENDORSEMENT**

#### **Brick Township**

Director Rendeiro said that we have as representatives for Brick Tara Paxton who is the township planner, Vincent Palmieri who is a planning analyst and Mark Villinger is here from the county.

Director Rendeiro referred the Brick Township presentation to Lisa.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2022-1019/pic-presentation-2022-1019-Township-of-Brick.pdf>

Tara Paxton, planner from the Township of Brick, thanked the staff for their continued support and for working through this process through COVID. Thank you for your support in working through the mapping changes, which were pretty intensive and working with us on our municipal self-assessment. In our first year action plan, the Energy Master Plan and the transportation and circulation element. We just awarded a contract to bring in an engineering firm to help us write that. We will definitely be able to meet that milestone for the energy plan; Vincent was awarded a grant for \$10,000 for us to work on that. Those two items are right on the top of our list for this coming year's work schedule.

Mark Villinger from Ocean County Planning Department said that Tara and the team had been working very diligently on the process. Having the two cores are very important to them. We were here to support but I know they did all the work on this.

The Director asked for any questions or comments from the members.

Commissioner Esser said she just wants to recognize the towns when they come in and do this work. I know that a lot have worked on your endorsement.

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to move the recommendation for Plan Endorsement of Brick Township to the SPC. Nick Angarone made the motion; Danielle Esser seconded the motion. With no further discussions or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Gina Fischetti, and Chairwoman Robinson. Nays: (0). Abstains: (0). to move the recommendation for Plan Endorsement of Brick Township to the SPC was approved.

Director Rendeiro congratulated Brick Township and moved forward to the City of Beverly presentation.

### **CITY OF BEVERLY**

Director Rendeiro said that we are happy to present Beverly. From Beverly we have Richard Wolbert who is the city Business Administrator and Tom Stanuikynas from Burlington County.

Director Rendeiro referred the City of Beverly presentation to Lisa.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2022-1019/pic-presentation-2022-1019-City-of-Beverly.pdf>

Rich Wolbert, Business Administrator for the City of Beverly, said that he would want to thank Tom Stanuikynas with Burlington County Economic Development and Planning, who has been instrumental in our plan moving forward as well as the members of the OPA. Megan and Lisa had been phenomenal and helping us get through this process which at times can be a little bit of a frustrating process and confusing. As Lisa pointed out, Beverly is one of the smallest communities and the smallest community along the corridor in Burlington County. We don't necessarily have all the resources that some of the other towns may have. But that's when we rely on our other partners to help us out and put this stuff together. We move a little bit slower but if you look at some of the plans that we put in place already, we're actually ahead of the game when it comes to a lot of the planning requirements. We look forward to going through the process and to a favorable vote today so we can move forward with the SPC. Thank you.

Tom Stanuikynas from the Burlington County regional planning said that this just really shows the great relationship that our office has had with the city of Beverly over the years. Working with Rich, the Mayor and the Clerk we've had a great working relationship. Beverly City is one of those towns that exemplifies good planning. They're on the cutting edge and I'm glad to see that they made it to this point. Thank you.

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to move the recommendation for Plan Endorsement of the City of Beverly to the SPC. Nick Angarone made the motion; Bruce Harris seconded the motion. With no further discussions or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Gina Fischetti, and Chairwoman Robinson. Nays: (0). Abstains: (0). to move the recommendation for Plan Endorsement of the City of Beverly to the SPC was approved.

Director Rendeiro congratulated the City of Beverly and moved forward to the Commercial Township presentation.

## **COMMERCIAL TOWNSHIP**

Director Rendeiro said that we do not have any representation from the township. We fully expect them to be present at the SPC meeting.

Director Rendeiro referred the Commercial Township presentation to Meghan.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/2022-1102/spc-material-Commercial-SPC-Presentation-11-02-22.pdf>

Director Rendeiro said that before I want to talk about the working waterfront. It is essentially a commercial node that you might not have heard before. We have used it in the past but very limited. Obviously, climate change concerns do not support development on the waterfront. There are certain circumstances where when you have a water dependent use, oyster farming for example, or fisheries, and Commercial is a perfect example of that where they are used to water; it is the town's economic engine. We're trying to recognize the fact that there are some uses that you can't put anywhere but at the waterfront. We're starting to use that term in a limited basis where it's indicated that whatever the commercial uses, you can't do it anywhere inland. It has to be by the waterfront. So that's a term we're starting to use a little bit where it's necessary.

Nick Angarone from NJDEP said that that is consistent with the coastal regulations which also recognize water dependent uses. We'll just make sure that we try to be consistent with that definition which is somewhat limited. It does not, for example, include restaurants. It is to be truly water dependent uses. Again, being consistent with the regulations.

Commissioner Harris asked if there has been any work on designating Shell Pile as an historic site. It's mostly destroyed and abandoned. It does have a significant history of the black community that's now gone.

Meghan Wren said that in my time at the Bayshore center, we put up a permanent display in Bivalve about the African American contributions to the oyster industry which has both oral histories, you can push a button and hear the story in photographic history of Shell Pile. Unfortunately, there's not a lot left to interpret in Shell Pile. I think through the Bayshore Center and the historical societies, there's been some work, I would love to see more. I know that after Sandy, the State Historic Preservation Office went through the Bayshore communities with a GoPro and identified every single building in the Bayshore communities because they are afraid that with things like Sandy, they were losing things that they didn't even know they had. They did an inventory, an analysis and identified historic districts. That is when Port Norris was added. Again, there's so little left other than photographic evidence of Shell Pile, I think its interpretation is more, perhaps more the way to go. Having a marker, we had talked about having a sort of a walking/driving tour with markers at each place. I think that still has potential.

Commissioner Harris asked if the land still privately owned.

Meghan said that Shell Pile is where some of those industrial photographs are from Commercial rather, it's so there are oyster businesses still there. There is only one shucking house left. A lot of the African American workers worked

both on the boats and the shucking houses and then lived in Shell Pile and all of the housing is gone and all of the shucking houses but one are gone. But the legacy is there with the oyster businesses. There's public wharf and Marine Police, but other than its commercial properties.

With no further comments from the members of the Committee, Commissioner Esser asked for a motion to move the recommendation for Plan Endorsement of Commercial Township to the SPC. Bruce Harris made the motion; Nick Angarone seconded the motion. With no further discussions or questions, Commissioner Esser asked for a roll call vote: Ayes: (5) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone and Gina Fischetti. Nays: (0). Abstains: (0). to move the recommendation for Plan Endorsement of Commercial Township to the SPC was approved.

Director Rendeiro congratulated Commercial Township.

### **ADJOURNMENT**

With no further comments from the Committee or the public, Commissioner Esser asked for a motion to adjourn. The motion was made by Nick Angarone and seconded by Bruce Harris. All were in favor. The meeting was adjourned at 10:42 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary  
State Planning Commission  
Dated: December 21, 2022

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION  
PLAN IMPLEMENTATION COMMITTEE  
ATTENDEES  
OCTOBER 19, 2022**

Mark Villinger – Ocean County

Matt Baumgardner - NJDEP

Jason Kasler – AICP, PPO – NJPO

Tara Paxton – Planner, Township of Brick

Rich Wolbert – Business Administrator, Beverly City

Tom J. Stanuikynas – Regional Planning Manager, Burlington County

Walter Lane – Director, Office of Planning, Policy and Economic Development – Somerset County

Dan Sindoni – OCPD

Ruth Foster – NJDEP

Jonathan Sternesky – HMFA

David DuMont – NJDEP

Vincent Palmieri

Tom Curchelow

John Paul Doyle