



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*

LT. GOVERNOR TAHESHA L. WAY  
*SECRETARY OF STATE*

THOMAS K. WRIGHT  
*CHAIRMAN*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

**New Jersey State Planning Commission  
Minutes of the Meeting Held on October 4, 2023  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the October 4, 2023 video conference of the New Jersey State Planning Commission (SPC) to order at 9:32 a.m.

**OPEN PUBLIC MEETINGS ACT**

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

**ROLL CALL**

**Members Present**

Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection  
Danielle Esser, Director of Governance, NJ Economic Development Authority  
Bruce Harris, Municipal Member  
Keith Henderson, Designee for Jacquelyn Suarez, Acting Commissioner, Department of Community Affairs  
County Commissioner Director Shanel Robinson, County Member  
Julia Somers, Public Member  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation  
Elizabeth Terenik, Public Member  
Jeffrey Oakman, Senior Policy Advisor, Office of the Governor  
Thomas Wright, Chairman

**Others Present through Video conference**

See Attachment A

**PLEDGE OF ALLEGIANCE**

Chairman Wright asked everyone to stand for the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chairman Wright asked for a motion to approve the minutes of September 6, 2023. Danielle Esser made the motion, and Julia Somers seconded it. With no further discussion or questions, Chairman Wright a roll call vote: Ayes: (10) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (0). The S minutes were approved.

## **CHAIRMAN'S COMMENTS**

Chairman Wright stated he had the opportunity to join Donna, Walter Lane and Jef Buehler at the NJ League of Municipalities session. It was a pleasure to meet with local elected municipal officials and the NJ League and their staff to talk about the State Plan. It was exciting to start the public meetings and an opportunity to talk about the process.

Chairman Wright welcomed new Commissioner Jeffrey Oakman, who is representing the Governor's office. Commissioner Oakman brings direct hand-on experience on the local planning level which will be very valuable.

Commissioner Oakman thanked Chairman Wright for the introduction. Commissioner Oakman provided a brief overview of his role within the Governor's Policy office focusing on Housing and Economic Development Workforce issues and more recently with the Department of State. For the last couple of years, he has been work with Donna and the Office of Planning Advocacy and the State Plan update and he is happy to continue that work in this capacity. After many years working in economic development, real estate finance and affordable housing, he's excited to bring that experience to the Commission. He wants to emphasize the Governor's office interest in this process and he's hoping to facilitate conversations across the Governor's office and other agencies as needed to help facilitate this process.

Chairman Wright referred to the Director for a report.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro welcomed Commissioner Oakman.

Since the September 6 SPC meeting:

- Barnegat's Plan Implementation Agreement was sent to the municipality for review.
- Dover's Plan Implementation Agreement was sent to the municipality for review
- Staff is working on the Opportunities and Constraints Report for Ocean City.
- Berkeley held its second visioning session. We await the report.
- A call was held with the Planner for Red Bank. They confirmed that they intend to re-engage in the process by providing a letter from the Mayor. The planner has begun to work on the Municipal Self-Assessment.
- The Newton prepetition meeting was held on September 12.
- NJ Register notices were sent for Lakewood and Toms River map amendments for November publication.
- Staff is working with Dover, Newton, Burlington Township, Burlington City, Seaside Heights, Little Egg Harbor, Ocean Township, Ocean City, Barnegat, and Berkeley on mapping and other requirements toward Plan Endorsement.

The final meeting of the FEMA Resilience Accelerator program was held on September 7. The purpose of the meeting was to transition the Accelerator program assistance to the BRIC DTA grant program for Maurice River and Commercial Township. While the formal portion of the Accelerator program is ending, we will continue to check in with all municipalities periodically in both cohorts.

With only a few days remaining on the public comment period, no public comments have been received on our proposed Rules. Once the public comment period ends on October 6, they will be published in the Register for 30 days and will be effective and published on November 6. In addition to some modernization and efficiencies proposed, the Rules have been recodified to be included in the Department of State (15:30) from the DCA (5:85).

Language for warehouse model ordinances has been finalized in conjunction with the DAG and is ready for presentation. We are preparing to present the proposed language to the Commission at next month's meeting.

The Executive Director presented the warehouse guidance at the NWNJ Rivers conference on September 30. Staff has been asked to present at the Association of New Jersey Environmental Commissions (ANJEC) on warehouse siting at their annual Environmental Congress on October 13.

The Executive Director met with the Watershed Institute on September 11 to participate in discussions regarding developing a regional approach to several planning issues based on watersheds.

The Interagency Council on Climate Change met and discussed the second anniversary of the NJ Climate Change Strategy and Climate Week 2023, in addition to an update on the Extreme Heat Resilience Action Plans. DEP asked each state department to highlight one to two accomplishments that align with the Resilience Strategy for the second anniversary of the strategy. We replied with our involvement in the NJ FEMA Resilience Accelerator and the 18 endorsed communities since the strategy came out with the Climate Change Hazard Vulnerability requirement in their Plan and Implementation Agreement. The next meeting is on October 10.

The Office participated in NOAA's review of DEP compliance with the coastal program. Our role, as state agency partners in implementing the coastal program, was discussed in light of the update of the State Plan. The review went well.

As a follow-up to the NJDEP/NJDOH meeting that reviewed municipal guidance regarding healthy communities, we have been asked to meet with the project managers individually to provide detailed feedback. That meeting is scheduled for later this afternoon.

Staff will attend BPU's Internet for All outreach meeting on October 4.

We participated in the first Passaic County Stakeholder Advisory Committee meeting for their Strategic Infrastructure Investment Plan.

Staff attended the Stakeholder Advisory Committee and the Technical Assistance Committee meetings of the South Jersey Transportation Planning Organization and the Delaware Valley Regional Plan Commission.

Work continues with OIT on the website. We anticipate seeing a draft on the test site within the next few weeks.

The Executive Director attended NJ Future's Smart Growth Awards.

## NEW BUSINESS

### State Plan Update

Of the 11 items on our “to-do” list by the end of the year, 5 are completed; 6 are in process.

Items completed include:

- All PDC meetings and Interagency Workgroup meetings are scheduled through the end of this year.
- All County Planners Association Statewide Subcommittee meetings are scheduled through the end of this year.
- Public Input Software has been procured.
- County Informational meetings held with 18 counties (all but Hunterdon, Ocean, and Salem).

Items in process include:

- Stakeholder Sessions scheduled, advertised and convened.
- Infrastructure Needs Assessment, Phase I
- Infrastructure Needs Assessment, Phase II
- Research
- Mapping Protocols
- Preliminary Plan document

The Public Input portal is live. Please visit [www.publicinput.com/njstateplan](http://www.publicinput.com/njstateplan) to review it. The website includes information on the State Plan, surveys for the public to provide comments, the list, dates, times, and descriptions of the stakeholder webinars, along with the ability to register for those webinars, and a free form comment section. There will be expanded utilization of the website as items become available. At the suggestion of Commissioner Terenik, we will be looking into short vignettes of interested parties (planners) that can be placed on the website.

The online survey, housed in Public Input, has been finalized. There are two surveys so that the public can respond as a resident or a business owner (or other organization, such as an advocacy group or local or county government).

The survey is one way to receive public comment. Additionally, comments can be provided:

- Email: [stateplan.comments@sos.nj.gov](mailto:stateplan.comments@sos.nj.gov)
- Public Input Email: [stateplan.comments@publicinput.com](mailto:stateplan.comments@publicinput.com)
- At the “Community Input” or the “Surveys” tab on Public Input
- Through a voice mail message left at 1-855-925-2801, passcode 2813

The Public Input software will consolidate all comments, regardless of where the comment is left.

The stakeholder webinar schedule and format have been finalized. Eight webinars are scheduled with the first webinar scheduled for October 6 and the last for October 24. Panelist invitations for the first three webinars have been sent out; the remaining will follow. The webinars will be recorded for those who cannot attend and posted to the public portal for future viewing.

- October 6: Webinar #1 (Public Facilities)
- October 10: Webinar #2 (Housing Strategies)
- October 12: Webinar #3 (Environment)

- October 17: Webinar #4 (Open Space, Historic, and Cultural Preservation)
- October 19: Webinar #5 (Social Justice)
- October 20: Webinar #6 (Climate Change & Resilience)
- October 23: Webinar #7 (Economic Development and Workforce Strategies)
- October 24: Webinar #8 (Sound & Integrated Planning)

The Office participated in the NJBAC/EDO quarterly meeting with Hunterdon, Warren, Morris, Somerset, and Mercer Counties to familiarize these Economic Development Organizations with the Plan Update.

- October 5: NJBAC/EDO quarterly meeting - Gloucester/Camden/Cumberland/Burlington Counties
- October 12: NJBAC/EDO - Quarterly Meeting - Passaic/Bergen/Hudson/Sussex/Middlesex/Union/Essex Counties
- October 16: NJBAC/EDO – Quarterly Meeting – Salem/Cape May Counties

The Office talked about the Plan update at a table at the Governor’s Conference on Housing and Economic Development Conference. The update, webinars, and Public Input portal were widely discussed. We received valuable input and provided a lot of information.

The Executive Director led a webinar sponsored by the League of Municipalities on the Plan update on October 3. Other speakers include an introduction by the Commission Chairman, Walter Lane from the county perspective, and Jef Buehler for the NJBAC to discuss the economic benefits of good land use planning. Additionally, a session at the League Conference has been scheduled.

A joint session with NJPO at the League Conference is scheduled for Tuesday, November 14, at 10:45.

The next interagency workgroup meeting is scheduled for October 5 and the next Plan Development Committee meeting is scheduled for October 4. The agenda includes approval of the final draft of the Cross-Acceptance Manual, a review of the Vision Statement and Preamble Drafts, and a review of the Stakeholder Webinar series.

A one-page flyer was drafted and is under internal review. The purpose of the flyer is to distribute to state agencies, counties, local governments, and the general public on what the Plan is, what it is not, and how it can assist local governments in making good land use decisions.

The Executive Director met with NJ Future, the NJ Builders Association, and will be presenting to the Central Jersey Transportation Forum. We anticipate setting up meetings with other groups, such as the Urban Mayors Association, small informal sessions with groups of mayors, and others.

The staff incorporated comments and created the final draft of the Cross-Acceptance Manual that will be presented to the Plan Development Committee on October 4 and the Interagency Workgroup on October 5. If approved by the Plan Development Committee, the document will be presented to the full Commission on November 1 for approval. If approved, the manual can be distributed immediately afterward. The counties can then get a head start on their responsibilities. It is not required to be distributed until the Preliminary Plan is distributed early next year.

The Office received some raw data from the research consultant who is in conversation with the mapping and INA staff and consultants. These data will be put into reports over the coming weeks and will be incorporated into other update efforts.

We will likely be bringing to the PDC two items next month. The first is an update on the INA activities (the Office received Rutgers’ proposal for Phase II of the Infrastructure Needs Assessment, a review of which is underway).

The second is a demonstration of the mapping software that we are proposing that we utilize for the first part of mapping, which is what we're seeing today.

Staff is in discussion with Rutgers to provide a team of interns to assist counties with the cross-acceptance process. The interns will be processed through the Department's intern program. We will be participating in Bloustein's virtual job fair.

Regular follow-up meetings with the consultants and the CPA continue.

Commissioner Harris asked once stakeholder webinars conclude, how soon they will be posted for viewing. Director Rendeiro said she should be available in the public input portal within a few days.

#### **ADJOURNMENT**

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Bruce Harris and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 10:06 a.m.

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: OCTOBER 4, 2023    TIME: 9:32 AM**

Adam Marshall – DAG  
Angela Knowles – APA-NJ  
Anthony Soriano - Morris County  
Barbara Wooley-Dillon, PP, AICP  
Christine Faustini  
Walter Lane – PP, AICP, Somerset County  
Dave DuMont – NJDEP  
Ruth Foster – NJDEP BCRP  
Carlos Rodriguez, PP/FAICP – APA-NJ/Design Solutions, LLC.  
Tom Dallessio – APA/NJ/Musconetcong Watershed  
Grant Lucking – NJBA  
Jason Kasler, AICP, PP - NJPO  
Kyle Cruz – NJHMFA  
Larisa Paxton – OCPD  
Robert Lindaw – Atlantic County  
Laura (Paralegal)  
LN