



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
Minutes of the Meeting Held on July 6, 2022
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the July 6, 2022 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 (arrived at 9:35 a.m.)
Douglas Fisher, Secretary, Department of Agriculture
Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities
Bruce Harris, Municipal member
Sudhir Joshi, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation
County Commissioner Director Shanel Robinson, Chair, County Member
Stephen Santola, Public Member (left meeting at 10:59 a.m.)
Elizabeth Terenik, Public Member
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs
Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State (arrived at 9:40 a.m.)
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 June 1, 2022. Danielle Esser made the motion, and Frank Gaffney seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (9) Danielle Esser, Frank Gaffney, Secretary Fisher, Bruce Harris, Nick Angarone, Sean Thompson, Elizabeth Terenik, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (1) Shanel Robinson. The June 1, 2022 minutes were approved.

CHAIR'S COMMENTS

Chairman Wright said first, I am excited about the agenda today. I want to thank the PIC, the staff, and especially the communities of Riverton, Palmyra, and Cinnaminson to see this moving forward. The work of these communities as part of this overall regional plan is really exciting. As Donna talked about, I am hoping that by the fall we can bring all of the municipalities through.

As may know, I have been working for a long time on the Gateway Project, the tunnel under the Hudson River. I hope everybody saw there was some big news yesterday. Governor Murphy and Governor Kathy Hochul of New York signed an MOU agreeing to the first big piece of this, which is kind of a shared funding arrangement for the Portal Bridge in New Jersey, the North Portal Bridge, and the tunnel itself. It really showed the leadership and collaboration of two governors moving forward on what I would consider the most important infrastructure project in the nation. Twenty percent of the United States' GDP is essentially connected by this tunnel across the Hudson River. Moving forward on that with the support of the Federal Government, the USDOT, the Biden Administration, and our Congressional delegation, especially at this time is so vital and important. I think it connects very directly to the work of the State Planning Commission because as we think about planning for a future of prosperity, sustainability, and social equity. Building transit and capacity in our systems is going to be vital to achieving the kind of future that we want for our children and communities. I applaud Governor Murphy and his administration and I know how much direct work he and his senior leadership did, especially NJDOT Commissioner Scaccetti. I think it is a good day for New Jersey with all of that.

Chairman Wright referred to the Director for a report.

EXECUTIVE DIRECTOR'S REPORT

Expiring Center Redesignation/Plan Endorsement

Per approval of SPC resolution #2022-05, 22 municipal centers expired on July 1. Notice was published in the NJ Register on July 18. We are continuing to work with the remaining 67 municipalities with an expiration date of March 31, 2023, as well as all municipalities with expired or expiring centers after June 30, 2020. Only one to date, Gloucester City, has chosen not to pursue endorsement. Staff is currently working on the expiration notices to those 22 municipalities as well as to relevant state agencies, as well as updating the website.

Since the June 1 meeting, we received prepetition materials for Barnegat and Berkeley. Both were not part of the original expirations. The Berkeley meeting is scheduled for July 12 and the Barnegat prepetition meeting is scheduled for August 9 and they expired in 2021.

The Director acknowledged the arrival of Melanie Willoughby.

We have completed Opportunities and Constraints Reports for Brick and Bound Brook.

Director Rendeiro said that we do have to make a slight adjustment for today's agenda. We were originally anticipating recommending approval on three municipalities Palmyra, Riverton, and Cinnaminson. Late last night, an issue had surfaced with Palmyra. I am proposing that we continue with the presentation for all three. It is likely we will table the recommendation for Palmyra until we can resolve the issue. You will hear more about that in Meghan's presentation. We do believe we are able to move forward with Riverton and Cinnaminson.

All 12 municipalities we are hoping will be endorsed by the fall, and then the regional endorsement will follow. One local visioning remains (Edgewater Park). Regional visioning was held for four of the Burlington County municipalities (Delran, Riverside, Delanco, and Beverly). Regional visioning has been completed for seven of the 12 municipalities with the remaining 5 are scheduled for the end of July.

We are moving forward in spite of the slight delay that we may have for Palmyra, we just need to work out some differences in records between DEP and the municipality.

We have had some preliminary discussions held with Long Branch City. Nothing formal but they were inquiring about what needs to be done to move forward. Toms River map amendment as part of their biannual review should be coming to the pick within the next month or two. We have agreed to one we did not agree to a second and they were okay with that.

The second workshop for the FEMA NJ Resilience Accelerator technical assistance program was held on June 10 for Lambertville, Bound Brook, and Manville. The remaining municipalities' second workshop is tentatively scheduled for mid-July. The remaining municipalities will have their second workshop next week. The municipalities had to be split into two different sessions given the late scheduling because of the cyber-attack in Somerset County (the planned facility was needed for the emergency operations center). State agencies have committed to work with them going forward to assist in the implementation of their plans. The follow-up program is being developed, based on feedback we receive from the second workshop and based on a survey produced by OPA staff that was distributed and we await results. Planning has begun for the second cohort of municipalities. The second cohort will either be coastal or coastal tourism and is likely to be held in September. We received a lot of good feedback and the state agencies have committed to work with the participating communities in implementing the plans developed during the workshop, so that it is not a "once we're done with the workshops, we're done", so that we can ensure that the plans are implementable.

The warehouse guidance was published for public comment on June 10. Additionally, the Executive Director presented at a pre-recorded session on warehousing at the NJ Planning and Redevelopment Forum. A press release was issued and there was press coverage in NJBiz, NJ Spotlight, CoStar, and 101.5 and in publications. Interest remains high and the guidance has been cited in several local efforts. We have received good feedback and the only negative comment was that the guidance does not hold the rule of law and the guidance is not mandated. The public comment period will be open until July 29 and then placed on the August SPC agenda for approval. OPA received 21 individual comments to date. Nearly all comments indicated the need to protect important open space and farmland from warehouse development and to ensure that traffic and safety concerns are addressed. Nine comments were related to the proposed warehouse project in West Windsor; two comments recommend encouraging warehouse development on abandoned sites and contaminated properties as part of redevelopment and infill; two comments recommend having local and or state government ensure that roadway capacity and related transportation infrastructure is adequate before approving new warehouse projects. We received one substantive comment from Mercer County regarding the authority that the County Planners have through the County Planning Act. We are working on that issue.

The next Interagency Council on Climate Change meeting is scheduled for July 12, but that meeting is likely going to be postponed. The subcommittee work for DEP's Interagency Council on Climate Change has begun. The Office is leading the Funding Subcommittee and the first meeting was held on June 13. The first order of business is the finalization of a goal statement and the development of a work plan. The next meeting is scheduled for July 18. The Office is also participating in the Environmental Systems and Land Use Advisory Group.

The DEP proposed emergency rule was postponed in order to receive further public input. It is unknown when the rule will be published. Originally announced by DEP in mid-June, the emergency rule proposal was triggered by the damage from Hurricane Ida and is focused on riverine flooding. Essentially, DEP is requiring another 1 foot above current building standards (1 foot higher than DEP requirements or 2 feet higher than FEMA standards) in areas subject to riverine flooding. Permits already approved are grandfathered into the old rules.

Staff participated in a Technical Advisory Committee meeting of the Joint Base McGuire-Dix-Lakehurst Compatible Land Use Study. As part of this TAC, staff will ensure consistency with the State Plan. Sponsored by Ocean County Commissioners and including Burlington County and surrounding municipalities, this effort will update the Compatible Land Use Study completed in 2009. The goal of the study is to ensure that land-use practices at the joint base are done in collaboration with surrounding municipalities and to protect and preserve the Joint Base. The Base spans over 40,000 acres and is responsible for over 40,000 jobs (the second largest employer in the state after the State). This project, once a bit further along is something that will be presented to the Commission as this is a great example of regional planning.

Millstone Borough and Flemington will present projects at the July 12th Federal and State Interagency Work Group Brownfields meeting.

New efforts that the Office is participating in the DEP/DOH Healthy Communities Environmental Health Team meeting, the Southern Middlesex County Freight meeting and the DVRPC Goods Movement Task Force meeting, and a NJ Future effort on coordination of efforts to advance local climate planning. The office continues to participate in DOH's Age-Friendly Council, Rutgers' Magalopolitan Coast Transformation Hub Collaborative Stakeholder Advisory Panel (MACH CSAP), Rutgers EJ Action Planning effort, Coastal Coalition, DEP's quarterly brownfields meetings, the Federal and State Brownfields Interagency Workgroup, and many other regional planning authorities.

The Executive Director participated in a call with the State of Louisiana regarding a framework for the development of a state planning office in Louisiana. We were asked to participate since our office stood out in their research of good examples of state planning.

At Melanie's request, OPA staff participated in a brainstorming session with members of the Business Action Center to better align our activities related to where it is appropriate to site businesses that request that service from the business advocates.

The Executive Director will be speaking at the Governor's Conference on Housing and Economic Development at a session entitled Housing as an Economic Driver at the end of September and on October 17, at the NJTPO Freight Initiatives Committee meeting on warehousing siting.

Director Rendeiro referred to Nick Angarone for a quick rule update. Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection said that we do not know the current plan for proposing the rule as an emergency rule or through the normal process. As we get that direction, we will keep you informed.

Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State said that she is disappointed that it took her so long to figure out how we could get everyone collaborating and coordinating. It is working out great because of the fact that everything that the business advocates do is so tied to the economic development of the towns. We are pleased to have this now on all of our radars. Thank you to Donna and all your team.

Chairman Wright asked the Commission for comments or questions. Chairman Wright complimented Donna and the whole team on the warehouse guidance. It is very timely and useful and will hopefully start to move these discussions and considerations in a better direction.

With no further comments from the Committee or the public, Chairman Wright asked to move on to new business.

NEW BUSINESS

Chairman Wright confirmed the Director's recommendation that we will not take the vote on Palmyra. We will still have the update and the staff will make a presentation, but we will hold the recommendation for them. For each of the communities, I'll ask commissioners for Q&A, then members of the public, elected officials, and representatives from the towns who want a chance to comment, they can do so before we hold each individual vote. There will be time at the end of the new business for comments that do not reference the communities.

Chairman Wright referred to Director Rendeiro to start with the borough of Palmyra.

Director Rendeiro introduced the presentation by saying that as previously mentioned, late yesterday an issue came up which is why we want to table the vote. We felt it was important to make the presentation because we are grouping the three municipalities together. This presentation is still appropriate to give. We will do them all individually. Meghan will talk very briefly about what we need to reconcile in order to bring it back.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/spc-materials-2022-0706-Palmyra-SPC-Presentation-Tabled.pdf>

Meghan identified the issue of concern was related to an Eagle's nest and the last time there was confirmed activity at the next. Before Meghan continued with the presentation, Chairman Wright and Director Rendeiro asked the Commission members for comments or questions.

Commissioner Esser confirmed that the presentation is given today, but the recommendation to approve will not be made today. Director Rendeiro responded that the issue relates to when the last sighting and when the last activity of the eagle was on the specific nest. That is the only remaining item. Based on the results of the investigation we may have to adjust the mapping or not. We thought it was important to present all three municipalities together because we are looking at them regionally.

Chairman Wright asked if the proposed node boundary will shift and what that decision is based on. Is that what we are doing? Director Rendeiro responded that it may or may not, or it may shift with a CES on it. Those are some of the other options we are looking at.

Commissioner Harris stated that he was just a little unclear as to where this node is. Meghan responded that on the map, the node is everything within the red boundary. The area in the paler green is the PA5, the brighter green is preserved areas that are on the ROSI. The area that extends past the node into the paler green is the area in question. There is another extension that the municipality would like to see making this node bigger than it is. What you are seeing is the reduced node within the red boundary.

Chairman Wright said that that would conceivably that would require both changing the node but also remapping some of the PA5 as metropolitan instead, correct? Meghan responded that yes and the other option potentially would be to change it to PA5 without changing the node boundary and just not having it be a PA5 there, or putting a CES over top.

Chairman Wright said that it does look like it's a nature preserve, essentially to the northwest of that you would not want to infringe on that preserve. Meghan responded yes, but the part that we are talking about is actually part of the landfill that it still needs capping and reclamation.

Sudhir Joshi, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation asked if there is a baseball field or some sort of field. Meghan responded that it was the drive-in theater. It has already been rebuilt with a warehouse. There are two warehouses; one is already built. They applied for a million-square-foot building that is actually approved by the township. It is only approved for a 700,000-square-foot warehouse, in terms of its NJDEP permitting.

On the other piece that is above and pie shaped, there is affordable housing that is being built. This is the mixed-use redevelopment site. It is the lowest portion of it that is in question. That is where whether a 700,000 square foot warehouse is permitted and is breaking ground, building permits have been issued. I did not get a date on that. It is a question of whether in the future it is allowed to be expanded beyond the 700 square foot to the million square foot.

Chairman Wright asked Meghan to continue with the presentation and recognized, as Commissioner Esser said that, we would have to come back to this later.

Meghan stated that in the PIA, many of the actions you will have seen before in other communities help to fill the gap where there are actions and ordinances that are needed to meet the requirements for plan endorsement. These have dates that were negotiated with the municipality and the agencies. The municipality was set to pass the resolution in support of this on July 18. Of course, we will need to make sure that we agree on the map. We hope that we can keep on that timeline. The recommendation here is to table this endorsement, as the final mapping issues are resolved.

Chairman Wright asked for other questions or comments from members of the commission.

Chairman Wright asked for any comments from Palmyra.

Gina Tait, Mayor of Palmyra, said that when we signed on the redeveloper for the two warehouses and the 102 affordable housing units. This is the only place that it is able to go. We have no more open space where we can build anything; I know they have done the due diligence. As soon as he is back, I will get the information over to Meghan.

Director Rendeiro thanked the Mayor and said that I believe we will be able to resolve this at some point. We just need a little bit of time to work through it.

Commissioner Esser said that she is assuming that Palmyra will come back to the PIC since there will be changes potentially to the mapping. Director Rendeiro said that if there are changes to the mapping, we would bring it back. If it remains the same then we can go directly to the Commission.

Chairman Wright asked for other questions or comments from members of the commission or the public. With no comments from the members of the public, Chairman Wright asked to continue with the next presentation.

Meghan proceeded to present Riverton.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/spc-materials-2022-0706-Riverton-SPC-Presentation-Endorsed.pdf>

Chairman Wright thanked Meghan for the presentation and asked the members of the commission for questions or comments.

Commissioner Santola asked for clarification for purposes of these 12 communities, how is an individual endorsement different from other towns that are not necessarily being presented as a region?

Director Rendeiro responded that each municipality's endorsement would stand on its own. They will be endorsed very similarly to every other town that we endorse, regardless of whether they are part of a regional effort or not. The difference comes in once these 12 are endorsed, we will look to do a regional endorsement that is sort of an umbrella to the 12 individual ones and we will look toward how we will be developing strategically. There are certain items we may want to look at regionally such as, as Megan was mentioning the sewer plants, maybe we look at that regionally. In this case, on 130, transportation will play a very big role in how we look at it individually.

Chairman Wright said that depending on how state agencies interpret and implement the plan within their own guidelines, the regional endorsement may come factor into agency considerations for discretionary programs or other things too.

Director Rendeiro said that a regional endorsement might look a little different depending on what the needs are in that particular region, just as a municipal endorsement may look slightly different. There is going to be a certain template that we look at, some things are going to be more relevant than others are, both individually and regionally.

Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection said that it is important to figure out the county versus the individual, or the regional versus individual municipal endorsement. Particularly at the NJDEP, at least we have incentives tied to municipal action and where the municipality has the land use power and the region or the county does not. Figuring out how exactly we do that is going to be important for us to identify whether those incentives are valid and whether the endorsement is valid to particular incentives. That is why I think this will be a good conversation.

Director Rendeiro said that as Nick says obviously the land use decisions are local, and they belong there. But when you look at things like resilience planning and transportation planning a lot of those things should have a regional flavor to them because, take resilience planning, the water has to go somewhere. If you just look at an individual municipality when it comes to resilience planning, water does not respect political boundaries. We do need to look at things regionally and that is where the regional endorsement I think is very important.

Meghan said that from a process perspective, the regional process is very different than the individual especially in this case where the Burlington County Bridge Commission played such a lion's share role in the development of municipal self-assessment and doing a lot of the legwork to make this happen. There is no chance that these 12 municipalities would be coming before the SPC if it were not for the regional approach. The Burlington County Bridge Commission and Tom Stanuikynas doing an amazing amount of work. I do not think I thanked him enough in this presentation for what he is done to make this happen. Some of the things that have happened from the regional perspective through this process when we had the mayors together for some of the planning discussions and the mapping, there was a kind of around the room conversation. I think they are talking about rejuvenating a regular meeting to talk about flooding which is something that's impossible to deal with municipality by municipality. I am really hoping that they will continue to be working together through having participated in this regional process.

Director Rendeiro said that this might be a good segue. Tom is on the line from the Burlington County Bridge Commission. Tom, do you want to say anything about a regional approach? Again, we can't thank you enough for the work you've done on this.

Tom Stanuikynas from the Burlington County Bridge Commission said that the towns have put in a lot of work. Megan, Naomi, Lisa, and Donna had been helpful in guiding us through this project process. As a regional approach, I think it has been great having regional meetings where we were able to talk about topics that affected all municipalities and municipalities willing to work together. They have existing partnerships and shared services and are working on regional plans. I think it works and I agree that other municipalities have to make their individual decisions, but working collectively and having the support of the county behind them to get things done will lead to success.

Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities said that to add to that, the utilities concept is really a great one. There are a number of smaller utilities particularly some authorities where multiple towns have come together to over the years form their own sewer plant, or at least send and receive agreements. It is certainly a huge opportunity on the electric side. I would think as well and water from a regional point of view to improve infrastructure, provide for affordable housing, and so on.

Suzanne Cairns Wells, Mayor of Riverton said that she just want to echo Meghan and Donna in thanking Tom and Meghan. I can tell you for a fact that we would not have ever been able to do this process and even contemplate this without Tom and Meghan and all the work that they have done. We are here because of that and I appreciate the cooperation that they have given us. The flexibility in entertaining longer dates to accomplish many of the items on the PIA as Meghan said earlier, we have four full-time staff outside of our police department. We run on volunteers in Riverton. Sometimes things take us a little bit longer but eventually, we do get it all done. We are happy to be part of this and do everything that we can. That is our goal going into this. I hope that we have the resources and the manpower to do it. We certainly will work on the most important issues first to make sure that that is accomplished, And then everything after that, hopefully, will be whipped ca Sunday, so to speak.

Director Rendeiro read the Resolution.

The Resolution can be found at: (link will be provided)

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-07 (changed to 2022-06). The motion was made by Shanel Robinson and seconded by Bruce Harris. Chairman Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Frank Gaffney, Sudhir Joshi, Bruce Harris, Nick Angarone, Sean Thompson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2022-06 was approved.

Director Rendeiro expressed congratulations; the certificate will be forwarded to the municipality.

Suzanne Cairns Wells, Mayor of Riverton said that out of the visioning that we had with Palmyra and Cinnaminson. We all talked and we have decided to meet regularly now to discuss ways that we can all work together and our first meeting is next week. We are excited about all of us talking on a little more regular basis and working together.

Chairman Wright asked to move to the next presentation, Cinnaminson.

Meghan proceeded to present Cinnaminson.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/spc-materials-2022-0706-Cinnaminson-SPC-presentation-Endorsed.pdf>

With no questions or comments from the members of the commission, Chairman Wright asked the Mayor and the Business Administrator from Cinnaminson for comments or questions.

Chairman Wright thanked Meghan for the presentation and asked the members of the commission for questions or comments.

Eric J. Schubiger, Township Administrator from Cinnaminson said that I just want to comment on the process and how well this process has gone so far. On behalf of the governing body, we appreciate the time and efforts of everyone involved. I think it is a fine example of the state officials, county officials, officials at the local municipal level, and the multiple municipalities working together to achieve something that is important for the residents.

That is what it is all about; it is a good example of good government. I am happy to be a part of it. I know our residents, the entire region, everyone, and all the municipalities participating are going to benefit for a long time from this exercise and from this plan. Meghan, thank you for your leadership and Tom over at the county as well. We hope to get that vote and move ahead.

Chairman Wright asked for other questions or comments from members of the commission or the public. With no comments from the members of the public, Chairman Wright asked Director Rendeiro to read the Resolution.

Director Rendeiro said that there is only one slight difference, which is that Cinnaminson will be approving formally adopting the PIA on July 18. Director Rendeiro read the Resolution.

The Resolution can be found at: (link will be provided)

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-07. The motion was made by Bruce Harris and seconded by Elizabeth Terenik. Chairman Wright asked for a roll call vote: Ayes: (9) Danielle Esser, Frank Gaffney, Sudhir Joshi, Bruce Harris, Nick Angarone, Sean Thompson, Shanel Robinson, Elizabeth Terenik, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2022-07 was approved.

Director Rendeiro congratulated and presented their certificate.

ADJOURNMENT

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Frank Gaffney and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 11:01 a.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: JULY 6, 2022 TIME: 9:32 AM

Levi Klinger-Christiansen - DAG

Meg Cavanagh – NJDEP

Mark Villinger – Planner, Ocean County

David DuMont – NJDEP

Ruth Foster - NJDEP

Jelena Lasko – NJDOT

Rachel D. – NJDA

Tom J. Stanuikynas - Regional Planning Manager, Burlington County Bridge Commission

Jonathan Sternesky –HMFA

Rhyan Grech – Policy Advocate, Pinelands Preservation Alliance

Gina Tait - Mayor, Palmyra

Suzanne Cairns Wells - Mayor, Riverton

Eric J. Schubiger - Township Administrator, Cinnaminson

Keisha Cogdell

Kristie Veri

Stephanie Kravil

A. Soriano