



*State of New Jersey*  
DEPARTMENT OF COMMUNITY AFFAIRS  
STATE PLANNING COMMISSION  
OFFICE OF SMART GROWTH  
PO BOX 204  
TRENTON NJ 08625-0204

RICHARD J. CODEY  
*Acting Governor*

CHARLES A. RICHMAN  
*Acting Commissioner*

CHRISTIANA FOGLIO  
*Chair*

MAURA K. MCMANIMON  
*Executive Director*

**Minutes of the Meeting Held July 20, 2005  
Thomas Edison College Prudence Hall  
101 West State Street Trenton, New Jersey**

**CALL TO ORDER**

Christiana Foglio, Chair at 9:40 a.m., called the July 20, 2005 meeting of the New Jersey State Planning Commission to order.

**OPEN PUBLIC MEETINGS ACT**

Daniel P. Reynolds, Deputy Attorney General 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**

Michele Byers, Executive Director, New Jersey Conservation Foundation  
Joanna Dunn Samson, Designee for Commissioner Bradley Campbell,  
Department of  
    Environmental Protection  
John Eskilson, Public Member  
Patrick Gillespie, Smart Growth Ombudsman  
Monique Purcell, Designee for Secretary Charles Kuperus, Department of  
Agriculture  
Jim Lewis, Designee for Commissioner John Lettiere, Department of  
Transportation  
Daniel Levine, Designee for State Treasurer John E. McCormac, Department of  
Treasury  
Edward McKenna, Jr., Public Member  
Lauren Moore, Manager, Office of Business Advocate & Information, Commerce  
&  
    Economic Growth Commission  
George Pruitt, Public Member  
Marge Della Vecchia, Designee for Commissioner Susan Bass Levin,  
Department of Community  
    Affairs  
Christiana Foglio, Chair and Public Member



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Not Present

Peter Lazaropolous, Public Member  
Marilyn Lennon, Public Member  
Thomas Michnewicz, Public Member

Others Present (See Attachment A)

*PLEDGE OF ALLEGIANCE*

Chair Foglio asked everyone to stand for the Pledge of Allegiance.

*APPROVAL OF MINUTES*

Chair Foglio asked for a motion to approve the minutes of the May 18, 2005 meeting. Edward McKenna so moved and John Eskilson seconded the motion. Chair Foglio asked for a roll call vote. Ayes: (12) Michele Byers, Joanna Dunn Samson, John Eskilson, Patrick Gillespie, Monique Purcell, Jim Lewis, Daniel Levine, Edward McKenna, Lauren Moore, George Pruitt, Marge Della Vecchia, Christiana Foglio. Nays: (0). Abstains: (0).

*CHAIR'S COMMENTS, Christiana Foglio, Chair*

Chair Foglio reported that the Commission would be reinstating the Plan Development Committee as a result of the discussions held at the April 20, 2005 State Planning Commission meeting. She announced that the membership would include: herself, John Eskilson, Ed McKenna, Marilyn Lennon, Michele Byers, Pat Gillespie, Marge Della Vecchia and Joanna Samson. She also noted that Agriculture and DOT were more than welcome to participate if they so chose. She also announced that the first Committee meeting would be held on August 3.

**EXECUTIVE DIRECTOR REPORT, Maura McManimon, Executive Director**

Ms. McManimon reported that the PDC meeting would be noticed in accordance with the Open Public Meetings Act and the agenda will be posted on the OSG website in advance of the meeting. Ms. McManimon proceeded to give an update on the Cross-acceptance process and noted that the office had received a lot of feedback from the counties, New Jersey Future, and ANJEC as to what was happening with Cross-acceptance. She noted that the Office has been very busy working to restructure the program by reinstating the PDC to review mapping



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and policy issues, factoring in the amount of time that is sufficient for the counties to review negotiation worksheets, and updating the Cross-acceptance timeline.

Ms. McManimon also reported on Plan Endorsement noting that there has been a lot of activity. The Office had just deemed Ocean Township's petition complete, which meant the State agencies and the public have 45 days to provide their comments. And then OSG has 60 days to prepare a report to send to the State Planning Commission. Also, a number of pre-petition meetings have been held with Mt. Olive, Freehold, Lakewood and Holland. Further, the Office is working with the CAFRA coastal centers that are interested in extending their centers under the recently published proposed DEP rules.

Lastly, she announced that the Office would be launching its FY06 Smart Future Planning Grant program consisting of seven grant categories: transfer of development rights, design charrettes, parking studies, green infrastructure plans; design guidelines, greyfields redevelopment and downtown revitalization. Ms. McManimon also announced that all grants must be applied for on-line under the new SAGE system.



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**Committee Reports**

**Plan Implementation Committee, John Eskilson, Chair**

Mr. Eskilson reported that on August 3 the Committee would be meeting with members of the Highlands Council to discuss how the two bodies can work together through Cross-acceptance and during the development of the Highlands Master Plan. Ultimately, the goal would be to draft and bring forward a memorandum of understanding for both the State Planning Commission and the Highlands Council to consider.

Chair Foglio opened the floor up to public comments.

PUBLIC COMMENTS

Don Kirchhoffer questioned how much money the Office of Smart Growth had for Smart Future Grants.

Ms. McManimon responded that there was \$2.295 million.

Ed Fox, Camden County Planning Department commented that Camden County was very excited about Cross-acceptance and that they have received a lot of support from their municipalities. Mr. Fox noted that his county is mostly built out, so when we talk about Cross-acceptance map issues, although it's a big issue for a lot of suburban areas, and undeveloped areas, the map doesn't mean much to them. Camden County is basically planning area one or two and developed the same. He suggested that the PDC concentrate on the words of the Plan, because they are what shape the policies and the map. Secondly, he noted that the counties were asked to report on what they have done since the 2001 Plan and suggested that the PDC work with the State agencies to update what the State agencies have done since 1998, so that the counties can see how they can better integrated into it.

Bob Bzik, Director of Planning, Somerset County, commented that the County Planners Association appreciated the presentation given by Joe Donald at its last meeting. He noted that one issue that has popped up in Somerset County has to do with COAH consistency in the State Plan. After finishing a progress report on affordable housing issues in the county, it became apparent that over half the municipalities in Somerset have to file for substantive plans by December 2005. He explained that a number of municipalities proposed planning changes either for inclusionary sites or groups. The issue is going to be what plan COAH is





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going to use as they begin to review those documents in early 2006. He suggested that it be something that is discussed at the PDC, so that there is no confusion as to what plan the county needs to embrace in the substantive housing plans.

Ms. McManimon commented that presumably by then the Office would have gone through all of the county negotiations. Soon after the municipalities submit their COAH reports, the State Planning Commission should be adopting the Statement of Agreements and Disagreements and that really is what creates all the mapping and policy changes. The office will also work closely with COAH.

With no further public comments at this time, Chair Foglio asked for Commissioner Reports.

### **COMMISSIONER REPORTS**

#### **Monique Purcell, Department of Agriculture**

Ms. Purcell reported that the department has hired two field people, one north, one south, to assist farmers with conservation planning efforts. She noted that typically that effort is done through the Natural Resources Conservation Service which is a branch of the USDA at the local level. Secondly, she noted that the SADC announced that 17 percent of the agricultural land base in New Jersey has been preserved and that is the most of any state in the nation.

Mr. Eskilson questioned if the relationship between the field staff and the extension services provided by the county had been worked out to avoid duplication. Ms. Purcell responded that it has been worked out.

#### **Michele Byers, Public Member**

Ms. Byers commented that the New Jersey Conservation Foundation is involved in a couple of farmland preservations projects. The first project is the preservation of 170-acre farm in East Amwell that is being announced by Senator Lance. She noted that East Amwell has been really proactive in preserving their land base. Secondly, the Conservation Foundation now owns the 9,400-acre Franklin Parker Preserve, which is a former cranberry operation in the Pine Barrens. She noted that there will be about 1,100 acres of wetlands on the property to be restored back to native habitat. Ms. Byers also updated the



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Commission on the Washington D.C. Senate Finance Committee investigations of conservation easements.

Jim Lewis, Department of Transportation

Mr. Lewis reported that the Department will be hosting a transportation workshop entitled "The Northeastern Community Impact Assessment Workshop" in September. The workshop will bring together all the transportation practitioners, consultants, community groups, elected officials, and other regional stakeholders to share best practices that are going on in the transportation world. In addition, there will be a workshop organized by the group Project for Public Spaces in which participants actually go out and employ tools and techniques in a charrette like exercise.

Ed McKenna, Public Member

Mr. McKenna thanked the Chair, Ms. McManimon and staff for the new time frame for Cross-acceptance and felt that everybody should feel comfortable that the process is going to be fair and reasonable. He noted it was a very big step forward. Secondly, Mr. McKenna commented that he was disappointed in the public reaction to the Kelo Case. He feels that there is misinformation being disseminated in the public. He suggested that perhaps the Commission through the Office of Smart Growth or some other format, maybe DCA, can develop an informational document to put people's minds at ease. Lastly, he noted that through his private practice he has realized that the municipalities are finally realizing that they have an affordable housing obligation and its not going away. He feels that it is a very positive step forward for our State.

Chair Foglio commented that she was very happy that Round III was being taken seriously. However, there is a big challenge, that the PDC will have to address and that is the issue that sites that could have been used for affordable housing have been purchased with Open Space funds and now there is no more available land to build affordable housing in some municipalities.

Marge Della Vecchia, Department of Community Affairs

Ms. Della Vecchia reported that the HMFA officially rolled out the New Jersey Housing Resource Center with Commissioner Davy, and Commissioner Levin. The web site is [www.njhousing.gov](http://www.njhousing.gov).



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She also reported that the "Smart Growth Locator", which is currently available on the HMFA web page, has been upgraded. The upgrades include the ability to see what benefits an individual could receive, and what programs are available in a Smart Growth location.

Joanna Dunn Samson, Department of Environmental Protection

Ms. Samson acknowledged the efforts of the staff and Chair in putting together the Plan Development Committee and identifying the agenda for public discussion. She noted that the department is looking forward to having the discussion with the public and to get a sense of where we are going on all the complicated and important issues in Cross-acceptance.

Chair Foglio asked if the Commission was comfortable with sending a letter to Commissioner Levin thanking her for her dedication to the Commission. Secondly, she felt that a welcome letter to Acting Commissioner Charles Richman should be sent. She felt that there should be recognition to the behind the scenes work that is done by the actual Commissioners.

With no further comments from the Commission or the public, Chair Foglio asked for a motion to adjourn, the motion was moved by Ed McKenna and seconded by Joanna Samson. All were in favor. The meeting was adjourned 10:26 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Maura K. McManimon".

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Maura K. McManimon  
Secretary and Executive Director

Dated: August 15, 2005