



State of New Jersey

DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, PH.D.
Director

KIM GUADAGNO
Lieutenant Governor

**New Jersey State Planning Commission
Minutes of the Meeting Held on May 18, 2016
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

Chair McKenna called the May 18, 2016 meeting of the New Jersey State Planning Commission (SPC) to order at 9:40 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

John Eskilson, Public Member
Roberta Lang, Designee for Douglas Fisher, Secretary, Department of Agriculture
Dennis Robinson, Designee for Lt. Governor Kim Guadagno, Department of State
Andy Swords, Designee for Richard Hammer, Acting Commissioner, Department of Transportation
Shing-Fu Hsueh, Mayor, West Windsor, Public Member
Colleen Kokas, Designee for Bob Martin, Commissioner, Department of Environmental Protection
Ray Martinez, Chief Administrator, Motor Vehicle Commission (via phone)
Don Palombi, Designee for Charles Richman, Commissioner, Department of Community Affairs
Edward McKenna, Chairman, Public Member

Members Not Present

Charles McKenna, Chief Executive Officer, Schools Development Authority
Thomas Michnewicz, Public Member

Others Present

(See Attachment A)

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Chair McKenna asked for a motion to approve the Minutes of the February 17, 2016 meeting. Vice Chair Eskilson made the motion and it was seconded by Commissioner Lang. With no further discussion, Chair McKenna, asked for a roll call vote: Ayes: (8) John Eskilson, Roberta Lang, Dennis Robinson, Andy Swords, Shing-Fu Hsueh, Ray Martinez, Don Palombi, Ed McKenna. Nays: (0). Abstains: (1) Colleen Kokas. The minutes were not approved at this time due to the lack of nine affirmative votes.

CHAIR'S COMMENTS

There were no comments from Chair McKenna at this time.

DIRECTOR'S REPORT

Director Scharfenberger reported that since the last State Planning Commission meeting, the Office for Planning Advocacy (OPA) has continued to work on a number of ongoing projects.

OPA has met several times with representatives from Naval Earle Weapons Station to discuss infrastructure improvements in and around the base. One of the main objectives is to create an energy microgrid as part of a resiliency effort to protect the base in the event of another Sandy-like weather event. The North Jersey Transportation Planning Authority (NJTPA) has identified possible grant funding for a planned feasibility study for the project. On a related note, OPA is embarking on a new initiative that entails meeting with all municipalities with shared borders along a military installation to discuss future development plans. The objective is to partner with municipalities to ensure that any development that occurs does not compromise the mission of the base, and possibly even serve a purpose for the needs of the military. This is all in an effort to make New Jersey's military installations more secure when the next round of BRACing takes place in 2019. To date, OPA has met with North Hanover, Wrightstown and Jackson Township, with a meeting scheduled for June 29 in Manchester Township.

The corporate campus project continues to be an important initiative. OPA has recently updated its inventory as properties see new uses or redevelopment, or as new properties become available. OPA also recently met with the Mayor, Council President and Borough Engineer of South Plainfield to discuss redevelopment opportunities in the borough. Two of the larger sites include the vacant Motorola site, a 500,00 square foot corporate campus, and 1111 Durham Avenue, a 250,000 sf. three story office building set on 34.5 acres.

The Interagency Work Group is scheduled to meet on June 13. The two municipalities scheduled to present are Garfield and Fair Lawn. Garfield will be bringing two sites to the meeting, the Kalama Chemical site overlooking the Passaic River and a former electroplating company site on Atlantic Avenue. Fair Lawn will be bringing the Clariant site, a 13-acre former dye manufacturing site also overlooking the Passaic River and a former dry cleaner site, now a vacant half acre parcel along Main Street.

OPA continues to provide Brownfield and Redevelopment Planning information to those that contact the office. We were recently contacted by the Borough of Leonia who is beginning to plan for the expected growth that should occur once the proposed Light Rail construction begins in Bergen County. Staff met with the Mayor and members of the Economic Development Committee and also toured the redevelopment area.

OPA also continues to participate in the Fort Hancock Redevelopment Task Force. At the most recent meeting held May 13th, it was announced that the first lease had been signed by an investor who plans on creating an income-producing rental property in Building 23, which directly overlooks Sandy Hook Bay. This is significant in that it may encourage other investors who have expressed interest to finally commit to signing leases. It was also offered to the team the option of listing the properties on Site Mart to allow for greater exposure for the initiative.

OPA has also begun to reach out to the 19 municipalities who are slated to have a Sports Authority store close in the coming months. The intent is to find out what the town's vision for the site is, and see if there are steps that they can take, such as amending existing zoning ordinances, to help make the site more attractive to new tenants and/or developers.

Also mentioned was OPA's recent work with Audible, a subsidiary of Amazon. Audible would like to see the area around their Newark headquarters redeveloped to accommodate the needs of their growing workforce, which currently numbers over 600. There are several large tracts, including the former Newark Bears stadium, along with a number of vacant buildings that have the potential to transform the neighborhood with the type of housing and amenities that their skilled workforce is looking for.

A notable milestone for OPA occurred in March, as the Site Evaluator has crossed the one million lookup mark, marking eleven and a half years as a tool used for brownfield redevelopment, affordable housing tax credit allocation, development guidance and business incentive allocation.

In closing, Director Scharfenberger thanked the members of the Commission, the Administration and State Agencies for all of the support and assistance they provided to OPA on our various initiatives.

NEW BUSINESS

Resolution 2016-02 Authorizing a Memorandum of Understanding and Action Plan Between the Borough of Millstone, Somerset County and the State Planning Commission and Extending an Interim Village Center

Barry Ableman provided a brief history on the Millstone matter. He noted that distributed to the SPC was a draft resolution, an Action Plan and a map. He further explained that in 2013 the SPC had adopted a resolution that created an interim Village Center, which encompassed the entire municipality. At the time the action was taken Millstone was not ready to complete all the requirements for Plan Endorsement. Therefore, the interim center was created so that the municipality could work with the county on its Wastewater Quality Management Plan and create the sewer service area needed for a portion of the municipality where a major housing development was expected to be created. The project would also pay for the installation of the sewer system. He noted that in the interim, the county has submitted their Wastewater Quality Management Plan and it has been approved by DEP. However, at this time the developer of the residential project has not been able to move it along because of the economy. He further explained that the interim center has a two-year sunset and that the municipality needs additional time to complete the Action Plan items. Resolution No. 2016-02 extends the interim center for two more years, allowing Millstone to complete the Action Plan items. The Action Plan contains comments on where the municipality stands with their progress.

Chair McKenna commented that the Action Plan was done well and it was great the way it was set up so that the SPC could see the progress that has been made. He also noted that he was glad to see Millstone moving along.

Mr. Ableman commented that both Millstone and Somerset County are big supporters of the project.

Chair McKenna asked for a motion on Resolution No. 2016-02, Commissioner Lang made the motion and it was seconded by Vice Chair Eskilson. Commissioner Swords noted that he did not have a copy of the resolution; a copy was given to him to review.

Commissioner Martinez thanked the SPC for allowing him to start the meeting via conference call and wanted it noted for the record that he was now physically in attendance.

There was a brief discussion on the status of the potential residential development project and if there was an affordable housing element included. Mr. Ableman noted that it was his understanding that the Van Cleef family has approval for water and sewer but needs a developer to actually go in and

develop the land. It was also noted that the town has been preserving land in areas that have been prone to flooding and was also working on buy-outs of homes that have sustained flooding.

With no further discussion, Chair McKenna asked for a roll call vote. Ayes: (9) John Eskilson, Roberta Lang, Dennis Robinson, Andy Swords, Shing-Fu Hsueh, Colleen Kokas, Ray Martinez, Don Palombi, Ed McKenna. Nays: (0). Abstains: (0). Resolution 2016-02 was approved.

PUBLIC COMMENT

There were no public comments at this time.

COMMISSIONER REPORTS

There were no Commissioner Reports.

ADJOURNMENT

With no further comments from the SPC or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Commissioner Lang and seconded by Commissioner Palombi. All were in favor. The meeting was adjourned at 9:56 a.m.

Respectfully submitted,



Gerry Scharfenberger, Ph.D.
Secretary, State Planning Commission

Dated: May 20, 2016

NEW JERSEY STATE PLANNING COMMISSION

DATE: MAY 18, 2016 TIME: 9:30 AM

LOCATION: STATE HOUSE ANNEX, COMMITTEE ROOM 1

NAME	AFFILIATION
Susan Wepek	NJDOT