



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 November 2, 2022  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the November 2, 2022 video conference of the New Jersey State Planning Commission (SPC) to order at 9:33 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  
Douglas Fisher, Secretary, Department of Agriculture (arrived at 9:37 a.m.)  
Henry Gajda, Designee for President Fiordaliso, Board of Public Utilities  
Edward J. McKenna, Vice Chair, Public Member (arrived at 9:37 a.m.)  
County Commissioner Director Shanel Robinson, Chair, County Member  
Stephen Santola, Public Member  
Andy Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation  
Elizabeth Terenik, Public Member  
Keith Henderson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs  
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 November 2, 2022. Ed McKenna made the motion, and Danielle Esser seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Henry Gajda, Secretary Fisher, Andy Swords, Nick Angarone, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (0). The November 2, 2022 minutes were approved.

## **CHAIR'S COMMENTS**

Chairman Wright said that we are going to be recommending a map amendment for Brick Township, the City of Beverly, and Commercial Township.

Chairman Wright referred to the Director for a report.

## **EXECUTIVE DIRECTOR'S REPORT**

Since the September 7 SPC meeting:

- Commercial Township, Brick Township, and the City of Beverly will be presented for endorsement to the Commission later in this agenda;
- Staff has begun to work in the PIAs for Florence, Willingboro, Burlington City, Bedminster, Brick, Bound Brook, Burlington Township, and Delanco,
- Edgewater Park's local visioning was held on October 25. This completes all of the local visioning requirements for the Burlington County municipalities
- Visioning sessions are scheduled for November 10 and 21 in Vineland and November 29 for Maurice River.
- Ocean Township has submitted their Municipal Self Assessment
- The prepetition meeting for Long Branch City was held on September 13.
- Lakewood has submitted its biennial review with three proposed map amendments. A review is underway.

Director Rendeiro said that assuming the State Planning Commission approves the City of Beverly, six of the 12 Burlington County municipalities would be endorsed. The remaining six are close with two to three, and those two to three being Florence, Willingboro and Delanco are likely to be ready for the November PIC. The PIAs for Burlington City and Burlington Township are currently under development as we work with DOT to address some of the infrastructure requests.

In terms of mapping, layers in the locator map that include congressional and legislative districts, municipal boundaries, and census tracts have been updated.

Staff met with the Governor's office on the rule proposal. We answered questions and we agreed upon some changes, none of which was major. We are in the process of updating the document and compiling some materials for their review. The next step will be to bring it back to the Commission for their approval prior to beginning the formal rule proposal process.

The second offering of the FEMA Resilience Accelerator is in full swing. Unfortunately, the FEMA Resilience Accelerator Partnership meeting scheduled for October 20 had to be rescheduled due to a medical emergency of a

key FEMA participant. This cohort will focus on coastal communities and those identified communities are Commercial Township, Maurice River Township, Ocean City, Little Egg Harbor, and Pennsville. Four of those communities were nominated by OPA and the fifth was nominated by OEM. The five communities have been identified and notified; all have been accepted. We are in the process of holding kick-off meetings with those communities and four kick-off meetings have been held. We do not anticipate an extended delay.

We are working with Rutgers Climate Corps to help with the vulnerability assessments for many municipalities. We thought it was important to leverage these two programs. We are working with Rutgers, which has identified three students that will work with three of the five towns that were previously mentioned, to do the front-end work, the vulnerability assessment, and then FEMA can pick up on the back end. Those three municipalities are Pennsville, Commercial and Maurice River.

Since the State Planning Commission approved the warehouse guidance on September 7, the office has been busy responding to inquiries and promoting the guidance. A mailing was sent to members of the legislature on September 28 that included a hard copy as well as a link to the guidance for their information and use, along with an offer for OPA to provide technical assistance as requested. The Executive Director spoke with the Senate and Assembly Majority Offices on the guidance. A request came from Senator Doherty's office for a PDF copy of the guidance so that they can send it to a constituent. We received a suggestion that we send a mailing to business administrators in New Jersey. There has been press coverage on the adoption of the warehouse guidance in CoStar, NJ Spotlight, and 101.5. An NJ Spotlight zoom interview was held. A portion of the interview was included in an online video on local resistance to warehousing.

The staff has presented the guidance to the Middlesex County Office of Planning and several Burlington County municipalities. Additionally, presentations were made to the Delaware River Greenway Partnership and to the NJTPA's Freight Initiatives Committee.

The staff has begun to work on follow-up items, such as case studies, model ordinances, and a model structure of a technical advisory committee.

Staff participated in a meeting with representatives from the NJ Conservation Foundation, NJ Future, the State Agricultural Development Committee, and Rowen University to develop a concept for a mapping project related to warehouse siting. Ideas included determining which sites are appropriate for warehouse development, which sites should be excluded from development, and possibly mapping where development has already occurred or has been approved. These are initial discussions and parameters still need to be determined, but it is likely that the analysis will be limited to larger-sized projects. It is likely that we will test the concept in two counties before rolling something out statewide.

Both the Interagency Council on Climate Change and the funding subcommittee meetings continue. At the IAC meeting, a change in focus was announced that would likely make the process more efficient. Rather than a focus on agency actions, the focus was moved to topic related. The first two topics that will be focused on are extreme heat and community health. It was determined that since so much activity around flooding is occurring in other projects, the focus of the IAC should be turned to other climate impacts. The Rutgers NJ Adapt tool has been enhanced to include more information.

The IAC Funding Subcommittee has met three times. We have agreed upon a goal statement and a preliminary list of criteria by which a project can be reviewed so that consistency among all state agencies can be achieved when deciding which projects should be eligible for funding. We have drafted a checklist that will be discussed at the next subcommittee meeting scheduled for November 14. The next discussion will be about how state agencies can communicate better their plans so that inconsistencies and unintended consequences can be identified and addressed prior to the adoption of any plan.

DEP announced public listening sessions regarding the proposed inland flooding rules that were held in October. These listening sessions will precede the introduction of the rule that was previously introduced as an emergency rule.

Director Rendeiro asked Nick Angarone from NJDEP to make any comments.

Nick Angarone said that he would just note that for those who have not seen it, Governor Murphy and Commissioner LaTourette announced the intent to propose the inland flood protection rule. The stakeholder listening sessions were held last month. At this point, you should expect to see the formal proposal in the December 5 New Jersey register, at which point we will begin a 60-day public comment period. Per the New Jersey Administrative Procedures Act, we then have one year to adopt.

OPA participated in a call with representatives of the Joint Base Compatible Land Use Study so that we could provide input. The Study is proceeding well and it is anticipated that it will be presented to the Commission in the first quarter of next year.

Staff presented at the Governor's Conference on Housing and Economic Development at a session entitled Housing as an Economic Driver at the end of September. The Executive Director will fill in for the Secretary at a Rutgers University Climate Change Solutions in New Jersey panel event in December.

I have asked Walter Lane to present to the Commission some of the planning work that Somerset County has been engaged in. The presentation will likely be in early 2023.

I will be sending a proposed 2023 meeting schedule to members shortly. I am proposing quarterly in-person meetings, with others being virtual.

Chairman Wright thanked Director Rendeiro and said that I would welcome feedback and input from members of the Commission in particular, about how they would like to see things go forward.

## **NEW BUSINESS**

### **BRICK TOWNSHIP PLAN ENDORSEMENT**

Chairman Wright referred to Director Rendeiro to start with Brick Township Plan Endorsement presentation.

Director Rendeiro referred the presentation to Lisa Avichal.

Lisa Avichal proceeded to present Brick Township.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/2022-1102/spc-material-Township-of-Brick-SPC-Presentation-11-2-22.pdf>

Chairman Wright invited Mayor Ducey or other representatives from Brick to comment.

Mayor Ducey from Brick thanked Lisa. That was a great presentation. I want to thank Tara and her whole team for working so hard with you in preparing this. It means a lot to our town. This is a big accomplishment. I know Ed's here, as well. Thank you to Ocean County, Mark, Tim, and Dan for all being here as well. I hope that we will make our way through this process. I know there is an ongoing process after that with CAFRA and things like that. I am excited. It is going to be great for the future of Brick Township. Thank you.

Tara Paxton, Brick Township planner said thank you to the Mayor for his support. Our planning board and zoning board members serve on a master plan committee with us and they review everything that we produce in lockstep. I wanted to thank them for their participation in the Mayor's committee on Plan Endorsement. The Mayor created

a committee of community members required by the Plan Endorsement process; we had board members from both the board of adjustment and the planning board, we had representatives from the hospital system, the department of commerce, and members of the community that were just interested in participating in the process. It really ended up in a robust visioning session. Lisa attended it. It was a great process. There were things that came out of that visioning process that I would have never thought about.

Finally, my staff, without Vin Palmieri our planning analyst, a graduate student in planning right now. Ed Peters, our GIS expert, worked with me on multiple iterations of changing the GIS mapping over and over again. It was a two-year-long process. I did it by myself in 2007. This time having staff to support me and doing a lot of the mapping and the data analysis was much more convenient for me now that I have a role as the township planner instead of the assistant planner. Thank you.

Mark Villinger, Planner from Ocean County, said that they are happy to support the town. They have done a lot of work to get to this point. Thank you.

Commissioner Santola said that he had a quick question for the Mayor. I was impressed with the visioning group that you were able to assemble from the local hospital, the planning board, and the zoning board. To me, that is an enormous unseen benefit of being part of the SPC process. You get this group of folks together with the end goal of becoming a member; we are obviously thrilled to have you as a participating community. What advice would you give other local mayors as to the benefits of the process and what can be gained, not just from a perspective of good planning, but also politically?

Mayor Ducey said that it is always great to have community relations already in place. That when we ask the people from the hospital and from their business community if they can join the committee; we are willing to be able to do that. It is something I work on a daily, or at least weekly or monthly basis of going to chamber meetings. Our hospital just expanded now to be a university teaching hospital. They are bringing in students, they have filled some of our housing for the rentals and things like that and they are constantly expanding to include a helicopter pad not too long ago and things like that. We just have a great relationship; they do a tree Christmas tree lighting that I go to every year. They have bees and they make honey on the roof of the hospital so they are into sustainability. It was not that hard trying to convince them. A political advantage, I guess would be to have those relationships established so that when you need something such as this, we can hear out outside ideas as Tara was talking about. It is definitely important and it means a lot for the town on many different levels, not just the planning portion but also the everyday. Thank you.

Chairman Wright said that he also liked hearing about the visioning process. That is just terrific. I think that is such a key foundation for doing good planning.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-14.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-14. The motion was made by Danielle Esser and seconded by Andy Swords. Chairman Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Henry Gajda, Secretary Fisher, Andy Swords, Nick Angarone, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (0). The Resolution 2022-14 was approved.

Chairman Wright expressed congratulations to Brick Township.

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

Tara Paxton said that I did have one question about the timeframe for the coastal town center designation that CAFRA will have to make in their rule amendments. Is there any guidance on how long that will take or does DEP need any assistance from us in preparing anything for their revision?

Nick Angarone responded that as soon as we get formal confirmation on the SPC action, I believe we have 90 days to get it in the register. I do not expect that we will need assistance doing that. I appreciate the offer. We will reach out if we need.

### **CITY OF BEVERLY PLAN ENDORSEMENT**

Chairman Wright referred to Director Rendeiro with the City of Beverly Plan Endorsement presentation.

Director Rendeiro read a chat from Tom Stanuikynas from the Burlington County Bridge Commission that said that he needed to leave early, but he wanted to recognize the hard work and effort that got the City to this point in Plan Endorsement. It has been great work in partnership between the city, state, and Burlington County Bridge Commission. The Director added that Tom has been instrumental in this process.

Director Rendeiro referred the presentation to Lisa Avichal.

Lisa Avichal proceeded to present the City of Beverly.

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 from the City of Beverly said that he wants to thank the SPC for hearing our application today. In the last 10 years, it has been a flurry of activity here in Beverly. As Lisa explained, we are the smallest municipality in the corridor; we are probably one of the smallest municipalities going for Plan Endorsement. Planning is so important to what we do. Beverly is almost completely built out. We only have about 19 acres that are still vacant land and we want to reserve a portion of that for natural resource inventory as well. We always had to look at the highest and best use for all of our plan objectives. It has been a great process actually looking forward to this Plan Endorsement. More than the last Plan Endorsement because this seemed to be better thought out and there have been clearer concise items that we have to comply with. It has been a rewarding process to work with the Burlington County Bridge Commission, which serves as our improvement authority to help guide us forward in the next few years, and it has been a rewarding process for us. We are looking forward to Plan Endorsement.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-15.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-15. The motion was made by Vice Chair McKenna and seconded by Danielle Esser. Chairman Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Henry Gajda, Secretary Fisher, Andy Swords, Nick Angarone, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (0). The Resolution 2022-15 was approved.

Chairman Wright expressed congratulations to the City of Beverly.

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

## **COMMERCIAL TOWNSHIP PLAN ENDORSEMENT**

Chairman Wright referred to Director Rendeiro for the Commercial Township Plan Endorsement presentation.

Director Rendeiro referred the presentation to Meghan Wren.

Meghan Wren proceeded to present Commercial Township.

This presentation can be found at:

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

Barney Hollinger, consultant for Commercial Township thanked everybody for all the work that has been done here. Commercial Township, especially the Port Norris area, and the oyster industry. It was the biggest industry in the Township. We are still close. We are a \$24 million industry and we are, I believe the first working waterfront node to come before the Commission. We are really hoping to see how this works. We are appreciative of all the work that has gone into this process. Thank you.

Secretary Fisher asked Meghan what percentage of Commercial Township is preserved either farmland preservation, Green Acres, or blue acres. Meghan responded that her understanding is that that number is around 70. It's not as high as Downe Township, which is 90, but it's over 50.

Secretary Fisher said that he thinks it is important for everyone to be aware, that this is a unique circumstance in a Township that is struggling for ratables and does not have growth but also is looking to the future and trying to make a plan because it has extraordinary natural resources. Obviously, they are facing economic challenges.

Chairman Wright said that thanks to Secretary Fischer. I think that comes through in the presentation. To see a proactive approach towards that is really heartening.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-16.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-16. The motion was made by Secretary Fisher and seconded by Danielle Esser. Chairman Wright asked for a roll call vote: Ayes: (10) Danielle Esser, Henry Gajda, Secretary Fisher, Andy Swords, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (1) Nick Angarone. The Resolution 2022-16 was approved.

Chairman Wright expressed congratulations to the Commercial Township.

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

Chairman Wright said that congratulations to all three communities. Donna, kudos to you and your team and all of the communities we are working with to be bringing more communities forward through the Plan Endorsement process. I think that is real, visible, and tangible progress.

Commissioner Esser said that she just wants to congratulate the towns again and congratulate the staff on their hard work to continue to bring towns for Plan Endorsement. This is a lot of work, and we appreciate it. We appreciate the town's commitment to the Plan Endorsement. Thank you.

Commissioner Santola said that as a newcomer, I thought today was really interesting because you had three very different communities, all participating in the process in their own sort of unique way. I think that speaks well to the bulk of the process because it is flexible enough, but also the staff who puts square pegs and round holes and makes it work.

Chairman Wright said that they are from different parts of the state. Beverly is entirely built out and Commercial, largely rural mostly protected and preserved. I think that is a good point. I think it shows again the adaptability of the state plan to work with different kinds of communities. Thank you.

### **ADJOURNMENT**

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Ed McKenna and seconded by Stephen Santola. All were in favor. The meeting was adjourned at 10:59 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary  
State Planning Commission  
Dated: December 6, 2022

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: NOVEMBER 2, 2022    TIME: 9:33 AM**

Levi Klinger-Christiansen - DAG  
Mark Villinger – Planner, Ocean County  
David DuMont – NJDEP  
Ruth Foster – NJDEP  
Meg Cavanagh – NJDEP  
Jonathan Sternesky  
Jason Kasler – AICP, PP., NJPO  
Tara Paxton - MPA, PP, AICP Twp. Planner; Twp. of Brick  
Ed Peters –GIS, Brick Twp.  
Vincent Palmieri – Planning Analyst, Brick Twp.  
Rich Wolbert – Beverly City  
John Ducey – Mayor, Twp. of Brick  
Tom Stanuikynas - Regional Planning Manager, Burlington County Bridge Commission  
Barney Hollinger – Consultant, Commercial Twp.  
H. Sparks  
Dan Sindoni  
Randy Miller  
Tom Churchelow  
Tim Gleason  
Heather Sparks  
A. Soriano