



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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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 January 4, 2023
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the January 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 (arrived 9:34 a.m.)
Douglas Fisher, Secretary, Department of Agriculture
Henry Gajda, Designee for President Fiordaliso, Board of Public Utilities (arrived 9:35 a.m.)
Bruce Harris, Municipal member
Keith Henderson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs
County Commissioner Director Shanel Robinson, County Member
Stephen Santola, Public Member
Andy Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation
Elizabeth Terenik, Public Member
Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State (arrived 9:34 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 December 6, 2022. Commissioner Robinson made the motion, and Commissioner Harris seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Danielle Esser, Secretary Fisher, Andy Swords, Bruce Harris, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (1) Nick Angarone. The December 6, 2022 minutes were approved.

CHAIR'S COMMENTS

Chairman Wright said that today we have two items of new business. What I want to do is to address the first one, the resolution recognizing Martin Bierbaum. Then I will turn it over to Donna for the executive director's report and discussion of 2023 goals. Before I get into that, I will just say it is good to see everybody at the start of a new year. I do not know if I am the only one reminded that we are doing a pledge of allegiance two days before the second anniversary of January 6. I am reminded, again, that I think what we do here at the State Planning Commission, is so important in what we do in state government and the public sector at all levels. We are trying to represent the duly elected representatives and the people whom we serve as the constituents and citizens of communities. So much of the important work that we do around what our communities look like and how we integrate infrastructure and housing and deal with things like climate change all do in my mind connect up to the validity of democracy. I think that that is a milestone that we ought to measure.

The first resolution for 2023 recognizes the contribution of Martin Bierbaum to New Jersey land use. When I joined the Office of State Planning back in 1998, Martin was the special advisor to Commissioner Jane Kenny working on the implementation of the State Plan. I was tasked with supporting him. It was one of the great joys of my entire career. To work with him on probably the worst acronym in the history of state government, the state plan implementation teams or the spitz. Martin's job was to go around to the state agencies and build support within the core of state government for what we were trying to do with the State Plan. I remember I would go to many of these meetings with him. He would start and ask people first, what they disliked about the State Plan. What were the things they had heard about, or the things that they thought were wrong-headed by it? He would just let everybody get those issues out on the table. Then we would kind of go down to a new foundation and then he would start to ask what should be happening in your agency and your department. You have a lot of experience here, what ought we be doing, and people would start to talk about that and start to see parallels between the State Plan and the work of the Commission, and what they wanted to do. Martin helped everybody start to build that up at a new level. It was extraordinary work. It led to ongoing efforts within many of the agencies that I think profoundly changed, deep within the DNA of state government. It made a difference in the kind of work that we are doing. Being a student of growth management around the country, look at the different models that states have taken to try to address this connection between local land use and what happens at the community and municipal level, and what state governments are trying to do. When we see states that would issue executive orders or create super bizarre cabinet members or other things, my way of thinking is that those always looked like shortcuts, frankly. What Martin was doing was kind of building an understanding within government; it was becoming part of the operating instructions of government that was so important. I was deeply, deeply saddened at the loss in November. I did not realize how precarious things were.

So I was pleased when I heard that Ed McKenna, who cannot be with us today, wanted to be the one to introduce this resolution. I think Donna may have some comments from Ed to share about what an enormous resource Martin was for him. I think that for all of us who had the opportunity to work with him, we were all blessed really to be able to do that. This is very important to me to make this the first resolution of 2023.

NEW BUSINESS

RESOLUTION No. 2023-01 – RECOGNIZING THE CONTRIBUTION OF MARTIN BIERBAWM TO THE NEW JERSEY LAND USE

Chairman Wright asked for a motion to approve Resolution 2023-01. The motion was made by Danielle Esser and seconded by Shanel Robinson.

Director Rendeiro commented that we usually have one patron for a resolution. We have three for this resolution; Chairman Wright asked to be a patron, as did Vice Chair McKenna and Susan Weber who worked very closely with him for years. I want to welcome Joan Bierbaum, nd Marty and Joan's daughters, Ariel and Lauren.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-01.pdf>

Director Rendeiro said that before I read some comments that I had received, for the record, I just want to give my personal input. As many of you know this is sort of my second go around in this in this capacity. He has been a trusted adviser to me since 2006. He was always there to answer questions. He was always there to give input and offer guidance. He has helped me immensely in my career, and I will miss him terribly.

As the Chairman mentioned, Vice Chair McKenna could not be here. He had a personal emergency he had to deal with but he wanted me to relay that he enjoyed working with him immensely. He respected him. He wanted to bring to everybody's attention that a while ago, he and Marty went to an international land use Institute in Ireland and the two of them traveled together. They spoke on the value of regional plans and it was viewed worldwide. He was very, very proud to collaborate with Marty as part of that.

Joe Maraziti, who was the chair at the time of the most recent State Plan, said that he was an inspiration and a role model. He was imbued with advancing the public interest and relied on research, scholarship, and common sense to support his views. He never met anyone who did not respect or admire Marty, and he adored him.

Tom Dellasio sent a letter that we will put on record. He wholeheartedly endorsed the SPC efforts to recognize the work of Dr. Bierbaum and offer a suggestion to honor his legacy to update the State Plan. Marty was legendary. He would not go into all that he did, but except to say that his research, policy recommendations, and convening were incredibly impactful, New Jersey is a better state because of Marty.

Sheena Collum, who is the executive director of the New Jersey chapter of APA, will share with the New Jersey chapter members the resolution once it is adopted.

Chairman Wright asked for comments from the Commission members or the public.

Andy Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner of the Department of Transportation said that he could not really add a lot more to the great comments that Tom and Donna had, but he did want to say that Marty was a great mentor to him. He was always very inspired by his leadership. He had a style that was somewhat low-key but firm and a great listener. For that, and other reasons, I was just very inspired by his work, and his support for smart growth. I just want to note that in New Jersey DOT, we took his advice to heart and set up a smart growth communication team at the department and it is actually still going and doing well.

Susan Weber from the Department of Transportation said that when the Smart Growth Implementation Team first got started, Marty was given the job of helping the state agency set up this team. As Andy said, he was very much an inspiration to us, because we have a diverse cross-section of workers here at New Jersey DOT and we were able to, with his help and guidance, set up a cross-section of folks from all parts of the department. As Andy mentioned, we are still going at it. Maybe not at full speed, but we are still in business today as a Smart Growth Implementation Team. I just want to reinforce how helpful Marty was and what a pleasure he was to work with. We are very much saddened by his loss.

Commissioner Esser said that a number of years ago, maybe in 2016 when I was working at the New Jersey Housing and Mortgage Finance Agency, Marty was teaching a class at NJIT, and the executive director at the time of HMFA was going to be speaking to this group of international folks from China, who were listening to his talk. They asked us to set up a tour of the city of Newark and of some great planning efforts. We did that and I got to work closely with Marty and his wife and got to know them better. As everybody has said, he was an inspiration and a mentor to me for the limited time that I worked with them. They were just always so positive and upbeat, and optimistic. I can just see how he has touched so many lives and feel fortunate to have had the opportunity to work with him, even in a limited capacity. Thank you.

Bob Kull said that he was one of the first three people hired by John Epling to serve in the Office of State Planning. As one of the planners, it is so nice to see so many of you that I have worked with in that capacity in the past and to see Marty's family on this call, and to see that the State Planning Commission is still going. When Marty came aboard, the first main task that John Epling gave him was to organize the field planners in performing the cross-acceptance process, for which we really had no precedent. We rather made it up as we were going along, and working with a disparate group of counties and a disparate group of planners, we combined the policy vision with the 1992 plan. Marty helped keep the way going with his, with his excellent attitude, and excellent vision. I have kept in touch with him from time to time over the years and am sad to see the man go. I thank the Commission for recognizing Marty in spirit and his efforts. Thanks.

Jeffrey Oakman, Governor's Office, said that I wanted to thank everybody for recognizing Marty. He had only had the chance to get to know Marty and work with him in the last three years since he has been working in the Governor's office. He was a font of knowledge and experience. He was a great adviser on some of the work that he has been doing. Hearing the breadth of things that he had done and different perspectives is amazing. He was able to bring his perspective to what we were discussing. He wanted to recognize him, thank his family, provide his condolences, and recognize his contributions. Thanks, everyone here for doing that as well.

Chairman Wright said that it is not a surprise to hear that he was influential all the way through. I will say when I was tapped as Chairman of the State Planning Commission, one of the first calls I made was to Marty and to get his update and input and he was constantly giving me great advice.

Ariel Bierbaum said that on behalf of my sister Lauren and my mother Joan, we just want to thank you. Our father's life work was New Jersey. As far as we were concerned, there is no one that knows more about the State of New Jersey than he did. We recognize that this is a loss to us, but also to the public and to colleagues all over the State. We really appreciate this. I feel honored that I recognize many of the names of folks who have spoken. You were at dinner table conversation as we were growing up. As we carried on to higher education. I am now a Professor of Planning at the University of Maryland, so I perhaps have the most linear legacy, but my sister is also deeply involved in community-based work, education, and policymaking. The collective work that you all did under my father's leadership, with him in partnership, which I feel like, is how he always talked about leading, and it seems like that is his legacy. We definitely are carrying on and we learned by osmosis, from him and by extension, all of you. Thank you so much for this kind of official recognition from the State Planning Commission. We again, the stories that we heard, the tales that have been told, maybe we know a little too much than we should. It is a pleasure to see all of you and we feel very lucky that actually, we have this virtual platform to be able to connect. Joan is still in New Jersey, I am in Maryland, and my sister is in San Francisco so it is a gift to be able to connect with

you in this way. As we said, we are expecting to have some kind of more congregate gathering in the spring or summer. We will certainly stay in touch with you, Tom, or Donna; you know that if there are others that hopefully, we can come together as a community in person at a later date to celebrate Marty as well. So thank you so much.

Director Rendeiro said that she hopes that his family is as proud of his work as we are. I do not think that most New Jerseyans really understand the impact that he had on the quality of life in this State. Those of us in the planning community do know that and understand that. I hope you take some comfort in that.

With no further discussion or questions, Chairman Wright asked for a roll call vote. Ayes: (12) Danielle Esser, Henry Gajda, Secretary Fisher, Andy Swords, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (0). The Resolution 2023-01 was approved.

Chairman Wright referred to the Director for a report.

EXECUTIVE DIRECTOR'S REPORT

Since the December 7 SPC meeting:

- Willingboro's endorsement was approved by the SPC and locally approved on December 20 (satisfying the SPC's conditional approval).
- Municipal review of the proposed PIA and mapping is underway for Florence and Edgewater Park.
- Staff continues to work on the PIAs for Burlington City, Bedminster, Bound Brook, and Burlington Township.
- Maurice River held its second visioning session.
- The Office received the first biennial report from Millstone and provided comments back to the municipality. The town's consultant planner indicated the intent to address the comments.

Per SPC Resolution 2022-05, the Commission set an expiration date of March 31, 2023, for all remaining Center designations and/or endorsements subject to the various extensions. Of the remaining 57 open and active files, it is anticipated that approximately 34 municipalities will remain active. These 34 are in addition to the 12 municipalities the Office is currently working on that expired after June 30, 2020.

Director Rendeiro said that as sort of a precursor to our annual report, which you will be receiving in a couple of weeks, we have endorsed 15 municipalities. About 15 of them are kind of on the precipice of being presented and we have another 19 that are working on their MSAs. Some of them are not going to make it through by March, but we will continue to work with them if they continue to show a good faith effort.

As part of the PE process, a meeting is scheduled with DOT COS and other senior managers at DOT to discuss concerns that Burlington Township and surrounding towns have related to the surrounding road network.

The Office continues to track those municipalities that have expired in 2021 and 2022 and those expiring in 2023. Expiring in 2023 are Dennis, Newton, Wrightstown, Bridgewater, Raritan Township, and Somerville. The last three make up the Somerset Regional Center.

As part of the Plan Endorsement process, staff facilitated a meeting among NJ Transit and representatives from Town of Dover. The main topic for discussion was Dover's interest in jumpstarting renewed discussions/negotiations with NJ TRANSIT, regarding several surface commuter lots, maintenance/storage yard, and the state of disrepair of the historic train station. The redevelopment of these sites is considered a linchpin to the implementation of Dover's TOD Plan. We agreed to hold an in-person meeting on January 27 to further discuss these issues. The Township agreed to look at circulation and single-family land use near the train station to ascertain opportunities to foster greater walkability and less reliance on commuter parking areas. NJ Transit seems amenable to participating in the discussions to move the project forward.

Work has begun on the 2022 Annual Report. One of the discussion items on the agenda today I want to bring the full commission up to speed on what happened because of the PIC meeting that we had and discussed where we should go in terms of 2023 goals.

The FEMA Accelerator held its Partnership meeting for the second cohort of municipalities. The meeting, held virtually, introduced the participating communities to each other, saw a presentation on how to communicate successfully a town's vision and how to set up and deliver the story, saw an overview of the vulnerability assessment the communities will see, and set expectations for the two workshops. The first workshop is scheduled for January 25, in person. Communities in this cohort are Pennsville, Ocean City, Little Egg Harbor, Maurice River, and Commercial Township. A meeting is scheduled for January 12 with the steering committee to discuss follow-up activities with the riverine community cohort.

As you will recall, the first cohort was focused on riverine communities and many of them were in Somerset County there was Flemington as well. We are following up on that. We did participate in a discussion with the Somerset County Regional stormwater roundtable that Walter Lane facilitated which was a direct result of that first FEMA accelerator meeting. The discussion came because of discussions about doing some regional resilience planning. Walter took that and really embraced it and is having many regional stormwater discussions with about five or six Somerset County towns.

A meeting is scheduled with Rutgers, DEP, OEM, and OPA to discuss standardizing build-out analyses. Build-out analyses are done for a number of different reasons and several departments rely on them for land capacity and other reasons. However, numerous methodologies are utilized resulting in different results. The purpose of this effort is to begin to standardize the methodology.

The Office presented the warehouse guidance to the Somerset County Planning Partners on December 8 and the Central Jersey Transportation Forum on December 15. Both presentations were well received and the Office received a lot of good feedback.

There are currently four presentations scheduled on the warehouse guidance. The first, scheduled for January 19, is a webinar sponsored by the League of Municipalities. Continuing education credits have been approved for this webinar which is open to all municipalities and is currently listed on the League's website.

The second is sponsored by the NJ Society of Municipal Engineers and is scheduled for February 8. The third is tentatively scheduled for January 23 with the League of Conservation Voters. The fourth is a presentation to the County Planners Association on January 20.

The second meeting of a project team to explore the possibility of mapping existing and potential warehouse sites was held. We saw preliminary maps and have identified a possible path to take and questions that need to be addressed. The next meeting is scheduled for January 30 with many team members having tasks to do before that meeting.

Several bills are in committee related to warehouse development; two are directly related to the SPC warehouse guidance. S4950 requires the State Planning Commission to develop a model ordinance (among other things) and S3356 requires a municipal re-examination to be consistent with the guidance. The Office was asked to comment on S4950 and those comments were sent to the Governor's office. A third, A4475, requires County Planning Board approval for warehouse applications, utilizing an impact assessment that includes all of the factors included in the guidance

The Office participated in the Highlands Resilience Project Advisory Committee. The Highlands Council is developing guidance on local development of resiliency planning compliant with the recent changes to the MLUL, and Sustainability Plans. This was mostly a walk-through of the planning process, with some brainstorming and clarification addressing confusion. Integration into other planning documents and overall implementation via ordinances and sustainability measures/actions, ideally via participation in Sustainable Jersey seems key.

The Executive Director participated in a meeting in Bedminster regarding the AT&T site. Included in the meeting were representatives from the Governor's office, EDA, Somerset County, AT&T, MetLife (the owner of the property), and Township officials. Bedminster is currently in the Plan Endorsement process and is requesting Center designation for the site to be able to market the EDA's Emerge program. The next step is for OPA to work with EDA to determine how to interpret the EDA rules to provide the biggest support for the redevelopment of the site as a life sciences campus.

The next full IAC meeting is scheduled for January 10.

The Executive Director participated in a panel at the Climate Change Alliance Annual Conference. The panel covered what the State is doing to further climate change goals; fellow panelists were Jane Cohen, Executive Director of the Office of Climate Action and the Green Economy in the Governor's Office and the IAC Chair; Shawn LaTourette, DEP Commissioner; Joseph Fiordaliso, President of the Board of Public Utilities; Elkins Green, DOT Environmental Services. The planning staff attended the conference.

The Executive Director participated in the DVRPC annual board retreat, which was held after their regular board meeting. Invited guests included Executive and Deputy Executive Directors from Washington DC, Chicago, and Boston. It was a very interesting discussion regarding how different districts approach similar issues.

Today's agenda includes a discussion on 2023 priorities, I did send out the first draft to the Commission members a couple of weeks ago that details the 2022 accomplishments and got some feedback. When the next go-round goes out to the Commissioners, I will incorporate that feedback.

Keith Henderson, designee for Lt. Governor Sheila Oliver, Commissioner of the Department of Community Affairs asked what we are anticipating the outcome of the collaboration with the Highlands is going to be on the resiliency discussions. Director Rendeiro responded that I believe they want to look at participation and Sustainable Jersey, as well as integrate the planning documents.

Matthew Blake from the OPA said that it has to do with the grant making they do with all their towns that participate in the plan conformance process with respect to their preservation and planning to try to use those funds programmatically as a catalyst to incentivize work around those types of issues.

Nick Angarone, Designee for Shawn LaTourette, Commissioner of the Department of Environmental Protection said that he will add that the contractor for the highlands Council is New Jersey Future in coordination with Sustainable Jersey and one or two others. New Jersey future is also funded by Pew Trust to work with the department and my program to develop statewide guidance for local governments to comply with the requirements for the climate change-related hazard vulnerability assessment in the MLUL so there is a coordination effort, but Matt is correct. The primary purpose of the Highlands work is to provide guidance to their communities, particularly around grant making, with which the Highlands Council is particularly successful.

Chairman Wright said that he wants to thank you again for that report and the memo that you sent us in anticipation of this meeting in laying out 2022 accomplishments to set up priorities for 2023. What we are looking for here is to with members of the Commission, to start to identify what kinds of priorities and goals we want to set for this coming year.

DISCUSSION ON 2023 GOALS

Director Rendeiro said that in our 2021 report, we identified 2022 priorities; there were five or six overall priorities. Much of that is going to be similar with some tweaks, we are pretty much continuing the effort, and we want to expand on some of the policymaking. I will go kind of by group and talk a little bit about what we did in 2022 and how we want to extend that into 2023. Then I will intersperse also the discussion that we had with the PIC and then to talk about where we want to expand.

The first priority that we identified in 2022 was to continue the effort to endorse communities obviously. I think we were quite successful in that. We endorsed 13 municipalities in 2022 of the 15 that have been endorsed. I think we made good progress with more than one a month on average and we have moved a good number forward so we can get a good chunk of them through before the expirations in March. The SPC approved resolution 2022-05. That resolution named expirations in two tranches. The first was on July 1. Those 22 communities had already written to us and told us in writing that they were not looking to pursue. For those folks, we thought it would be appropriate to expire their centers and or endorsements in July. The remaining are set to expire on March 31. Some we have not heard from and some we are working diligently with and are being very active. Therefore, I think we did a good job there. I think once the expirations come in, it'll free up some time for planning staff to work on some of the policies that I don't think we got far enough along with. I think we are in good shape there. I think we did a good job. I think we want to continue that. One of the things we want to continue particularly is focusing on regional endorsements, regional planning, looking at regional resilience planning, maybe it's some kind of transportation planning, there are obviously some things that should be left at the local level, there are certain things that are locally driven and should remain so. There are a number of things like resiliency; the water has to go somewhere. You cannot just look at a small town and just look at that town. There are a number of things we want to look at in terms of endorsements and regional impacts.

The second goal that we wanted to talk about was interagency coordination. I think we have done a good job of keeping our interagency partners informed and getting feedback from them. We can always do more there. We are looking to enhance that a little bit. I will talk a little bit about some ideas that came out of both the PIC meeting and some of our thoughts. I had a conversation with the Department of Health. I think they should be included in our interagency workgroup because much of what we do has public health impacts. The other department that I think should be included in these discussions, and I did mention it in the last annual report, is the Department of Education, I think we need to add it into our interagency workgroup because much of what we do affects schoolchildren and the education system that we have. I like to continue that.

Part of interagency coordination is also the incentive discussion. What can we do to make it easier for communities? Much of what came out of the PIC was to talk about added capacity at the local level, particularly for the smaller communities. I need to figure out how I put this into words, at this point, I am just looking at concepts. How do we broaden the capacity at the local level? We had mentioned in the PIC that we had one municipality in Burlington County that except for police has four employees for their municipality. How do we give them the capacity to help them do the right planning? Whether it is through an endorsement or whatever? How do we give them the capacity to do that? That seems to be kind of a lynchpin for a lot of the conversation. Nick had brought up the thought that we need to look at the consistency for those municipalities that are smaller with less capacity to do things and connect what their development potential is. Are they completely built out? If they are completely built out, can we do a much smaller version of a plan endorsement process? Those are some of the things we want to look at next year. Maybe we should be doing a lesser review for them. Obviously, again, they should be doing resilience planning, they should be doing some transportation planning, and they should be doing some of the things that every community needs to do. However, for example, if they are completely built out, do they need to

do a natural resource inventory? So we'll look at maybe customizing what the plan endorsement process should look like going forward in terms of what the needs are, what their capacity is, and how we can help local communities build that capacity. We talked a little bit, and this might be a discussion if we are able to update the Plan, to talk about incentives from our state agency partners based on being plan endorsed and not so much center based because if we are looking to reduce the size of centers, communities are not seeing the benefits. So how do we give them the incentives to do the right planning, whether it is a center or whether it is not a center, whether it is a node if they are doing the right planning? Of course, part of that is center-based development, but to consider more of doing the right planning overall, than specifically an identified center with a capital C.

That is one of the things we were talking about in terms of incentivizing and then perhaps categorizing the municipalities. Newark, an urban area in North Jersey, is very different from an urban area in South Jersey. Do we want to look at that in terms of categorizing what the town looks for, what their needs are and how we can help them with that?

We are also looking at updating and identifying State Planning Commission policies. Obviously, we did warehouses this year which took a lot of effort. We had a huge learning curve on that. Matt did a yeoman's job on that. That has taken on, frankly, a life of its own. We see what impact a policy from State Planning Commission can do, even though it is not mandated, even though it is not mandatory. I always say my goal is maybe we should not need legislation if enough municipalities look at these policies and really take them to heart. Some of the policies we want to look at are things like equitable provision of affordable housing and promoting economic sustainability through land use practices. We are the Office of Planning Advocacy within the Business Action Center. The Business Action Center's goal is to support small business opportunities. When we first got here, there were the business advocates, and there were the planning advocates. We did not have a lot of cross-discussion, but with Melanie's help, we created that cross-discussion. We are having wonderful discussions. If a company goes into a business advocate and says I want to locate here, they will come to us and say well, what are the land use implications here? Are we able to develop this facility here? What is going on in the film industry in New Jersey? That is something we cannot ignore. I think that is an important policy that we should be looking at.

We also think that we should look at resiliency project priorities among state agencies. We started that a little bit, with the Interagency Council. I am the chair of the sub-workgroup on funding. We started that discussion that was going to be a little bit harder than we anticipated getting a resolution on. We want to follow up on many of these policies on the warehouse guidance. For example, we want to do the mapping and the model ordinance. One other new policy that we are thinking might be a good policy to work on would be the Age-Friendly policy. I am on the Department of Health Age-Friendly Council that is looking to develop a blueprint for New Jersey to be an age-friendly state. Once that work is almost complete, I think we can piggyback on their blueprint and see if the Commission can develop age-friendly policies as well.

We had a bit of a pause on the state planning rules. That is now back on track. We had several discussions with the Governor's Office rule folks. They made their comments they have our most recent draft based on their comments. Once we get comments back from them, it will come back to the commission to talk about that.

Another item that we thought we could add, I think the rules and then coordination with other planning partners, which we will put in there, which we do on a regular basis. We also received some comments about adding perhaps another kind of overall goal, I call it process enhancements, for lack of a better term by providing resources for municipalities, such as model ordinance templates. We started to update our website to make it more of a reference point for municipalities. Best practices, sample documents that are good documents, the build-out analysis that we talked about before to provide the resources to municipalities as kind of a one-stop. I am looking for a model ordinance on x, here it is. Maybe that includes best practices from our NGO partners that we can

include for better reference materials. Our website really needs upgrading, it is dated, there is some information on there that is very old, and we have started to work on it. That is just one of those projects, though, that tends to be put aside when there were higher priorities. I am thinking that we need to focus more on that as well, in order to provide municipalities and counties with this information that will help them so they do not have to pay an attorney for a model ordinance to write if we can provide those things.

To summarize to keep the overall goals, continue to endorse municipalities, continue to support interagency coordination, update State Planning Commission policies, as discussed, propose process enhancements, and coordinate with other planning partners. If we are able to update the State Plan, then many of these discussions are related to that.

I think we had a good conversation at the PIC meeting. There was a lot of discussion on how to prevent poor planning that has happened over 20 years. I think Nick use the words PA2 sprawl that has happened. I think that goes back to what Commissioner Harris was talking about, how we get more municipalities to participate in the State Plan, either formally or informally. How do we get them to do good planning practices? Many of these are all interrelated. I think we are at the point now where while we will continue to endorse municipalities. Our focus should be on policies to support good planning, and technical assistant to assist municipalities to build their capacity.

Chairman Wright said that I think one key thing is obviously the question about whether or not we are going to be able to do an update of the State Plan. It has been over 20 years. As proud as I am of the work that Bob Kull and I and others, and Susan Weber and others did on that plan, I think it is long past time for it to be updated. I hope that we can keep advocating for that and do everything we can to try. Many of the policy issues that you are talking about, in particular, seem to me that they could be swept up into that. As you are talking about some of these issues, like better planning practices, templates, or other things, It's also appropriate every once in a while to look around the country and see what other states are doing and try and get a sense of it to have a real sense of what is happening within the State of New Jersey. I will admit I sit here right now in this position, thinking I am not entirely sure, what the last decade of growth has looked like or what the next decade of growth will look like. Nick's comment about PA 2 growth. Where is the growth occurring in the State of New Jersey? Where do we anticipate that most of it is going to occur? What kind of growth is it going to be? We all know that warehouses and logistics are a growing industry and something that we have to consider. Understanding all of the pros and cons of that now, it is in or related with the others. To my mind, really, the best way to do that is under the rubric of a new State Plan, because that is when you have the opportunity to take a step back. I might be inspired by seeing my former colleague, Bob Kull here, but the research team that he used to do, would be so important for that, that kind of effort.

Director Rendeiro said that one of the things I have been thinking about is figuring out a way to bring back that research function because I think that is critical.

Chairman Wright asked for questions or comments from the Commission members.

Commissioner Harris said he was wondering that even if we do not get authorization to update the State Plan, would we be able to prepare something that evaluated the effectiveness of the State Plan and where we think it needs to be updated, for example, resiliency, it needs to be incorporated. He wondered if that kind of document could be prepared without any further authorization. Maybe that would spur the administration and legislature to actually look at authorizing the full update of the state plan.

Director Rendeiro said that we could certainly put that on something that is a priority because I think that is important. If you look at the state plan document, it says, where would you want to be in 2020? Well, we are a little past that at this point. Not even to mention the pandemic that has hit us in between.

Secretary Fisher said that if there were to be reopening reauthorization of a new State Plan, realistically, how many years would it take? For something like that to occur to be finalized? Based on your history, how many years did it take to update the last State Plan?

Director Rendeiro said I think I am looking at about two years. I think there are technology opportunities that we did not have when we did the first plan to facilitate things like a cross-acceptance process. One of the things we looked at, I do not know if you would recall, but in the rule update, we looked at streamlining the cross-acceptance process to utilize technology more to make it a little bit easier to manage that process. I think that might be part of it. We need to do an Infrastructure Needs Assessment, which we have been starting to have discussions about.

Secretary Fisher said that if you were to take a poll with 564 municipalities, Secretary Fisher asked what you think the temperature would be for that? In other words, we have been doing state planning or having all these acceptances of the plan endorsements? Now suddenly a new plan, what would it mean to the old endorsements? What would it mean going forward as people are working towards getting new acceptances?

Director Rendeiro said that she thinks it will be accepted better now because local governments are a little bit more familiar with it. We do need to look at the incentives and figure out how to help, again, that capacity building, to be able to allow the lower capacity communities the ability to utilize it, and maybe because of the fact that it is not mandated. If we look at it with the approach of here are some good planning practices. I think it will be a little bit more acceptable now. It was tough in the last go-round, but I think people understand it a little bit better. I think that will help.

Chairman Wright said that I think it took a little over three years, I believe, for us to do the current 2001 State Plan. I agree with Donna completely that with new technology, a better understanding of the issues, and other things, it could really be done in two years or so and that would be the goal. I also think that it does not need to; we were able last time to proceed with plan endorsements, even as we were creating a new state plan. I do not think that there should be any concern, or the community should be concerned that their processes would be held up by us doing this. In particular, I do not think that a new State Plan is going to suddenly throw out the centers concept with the planning areas or other things. We do not need to reinvent the wheel on this. What we want to do is have a plan that is updated to address the issues like resilience and climate change, housing and equity, the growth of logistics, and other things that have come up in the last 20 years. I firmly believe that the Office and the Commission could come up with a process that would allow communities to continue to go through the process on their side, even as we were creating a Plan. We would essentially, at some point, migrate endorsements and communities over. I am fairly optimistic about that. I will put Walter on the spot because I think that the question in my mind is kind of not so much how the 500 municipalities think about it, but what would the counties think because you will play such an important role in the process.

Director Rendeiro said that the goals of the State Plan are like motherhood and apple pie. I do not see us changing the overall goals of the plan. They are things like revitalizing urban areas, and providing affordable housing, whether those goals are decided 50 years ago, 50 years from now, or today, its motherhood and apple pie, we do need to add a lot more emphasis on climate change and social equity, which maybe means we add two more goals. I think the goals are perpetual. I think how we interpret those goals for today's environment is what will change.

Walter Lane from Somerset County thanked for the opportunity to provide some thoughts and comments on this. I think the counties and the municipalities would welcome hearing that this will be a streamlined process. I think under Donna's leadership, there has been a demonstration of streamlining things and making things easier, more straightforward, and less bureaucratic than has been in the past. I think that is all good news. I think that really, the hook would be and Donna mentioned this earlier as some sort of incentive even if it is only just extra points on applications for having endorsed plans and things like that and enhanced technical assistance, things like that would open some other doors so to speak of other resources. That type of support would help I think get some towns over the hill and not maybe be as resistive as somewhere in the past. I think this whole process should be looking at rewarding places that are doing good planning get rewarded, even if like I said, even if it's just extra points on applications, or moving to the top of the line for funding opportunities or technical assistance would go a long way. I think over the last couple of years, there have been a lot of successes in coordinating planning efforts to show that there is value in having this nested in State planning, endorsement, or like coordinated planning, I think we're showing the value of regional planning of addressing some of these issues. I think, having a streamlined new State Plan that maybe does not change a lot of the goals and objectives, but tweaks it for the stuff that has come up would be good. I am sure there are some counties that are not necessarily going to have the resources to take it on. I am very lucky with the support I get from our Board of Commissioners. I think the counties are an untapped resource that can help this and if it is the streamlined approach, I think, would go a long way not having five or six volumes as we have had in the past. I do not think that is productive for the counties, the towns or the state. I think one issue, which would also help going forward is making sure State agencies align with the State Plan as well. Making sure the functional plans are coordinated, to show that all of government is moving in this direction. I think our county investment framework of trying to align where growth should occur, where preservation should occur, and aligning policies at the state, local, and county levels, shows the value of what can be done. Thank you.

Andy Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner of the Department of Transportation said that I want to note, first definitely I support getting the ball rolling on the new State Plan. I agree with everyone's comments that it is definitely time to do that. I do not think it has to be an extremely onerous process. I think as Walter noted, keeping it focused on the goals, and what has changed. Making it streamlined will be very helpful. The other part I want to note briefly is Donna's comment earlier about bringing into the Department of Health to the interagency discussions is important. I think just coming from where I set the connections between the Departments of Health and Transportation, in terms of active transportation is very important, and something that we're very much involved in terms of complete streets, all throughout the state. I definitely support that. I think it would be good to have their input into the next state plan as well.

Chairman Wright said that I want to strongly support the need to more firmly consider health impacts in this.

Nick Angarone, Designee for Shawn LaTourette, Commissioner of the Department of Environmental Protection said that I agree with Donna certainly that the policies that are in the current state plan, wouldn't require a significant change, with the inclusion of the two new policies that we've been discussing around climate inequity, I think we'd be able to do fairly easily. I think the big questions, as always, is going to come up around the mapping. If we are going to do mapping, how do we do the mapping? As somebody who worked at the county level 20 years ago doing it. There are massive improvements in technology and the number of people who can who has the expertise to work on this. As the person who has the pleasure of meeting with Donna and her staff every month on individual and municipality mapping, we have to figure out a way to do this statewide. I do not think that is going to be simple and that is where I think we are likely to see a significant feedback concern from the communities. I do not know what the right answer is there. Frankly, I do think we have to update the State Plan and the state planning mapping. I do not think we can ignore the mapping, particularly considering, right where my professional focuses at the moment on climate and resilience. I do not know how we do that. To Secretary Fisher's question about the amount of time it takes, the State Planning Commission tried to do this under the last administration, and you

never know what kind of conspiracy folks that come out of the woodwork. Ten years ago was agenda 21. Who knows, we are in a conspiracy-heavy world now. I do think that the policies, certainly, but the mapping, I think is the more difficult question.

Director Rendeiro said that the good thing about mapping is, we try not to map statewide as parcel based, but sometimes we have no choice because we have to draw the line somewhere. It is trying to figure out what the right combination of ingredients is there.

Chairman Wright said that I strongly agree, it is going to be a complicated issue that will have to be resolved.

Commissioner Terenik said that it is exciting to think about the plan being updated after 22 years, and especially stating the obvious, we asked the municipalities to do this every 10 years. It would be great if we could do that. It seems as though there is such a great staff in place that has been doing all the work that can be incorporated. It's not as heavy a lift by taking the work that you have been doing; my understanding is when you deal individually with towns, you are changing, in some cases, the lines of the map, which to me seems like it would be the biggest challenge. I appreciate the comments from Nick. That was very painful when we went through it as when I was working for a municipality. I imagine that would be the biggest challenge. It could be potentially an incentive for towns to come in and ask for those changes over the next few years as the plan is being updated. That might get them to the table if they have an opportunity now with a new map. Donna, I recognize what you are saying, you are not really looking at a parcel by parcel, but that really kind of happens to the fact. I do appreciate the work that has been done. It would be great to get that work, including climate issues into the next plan. We don't know what's going to happen if other administrations will prioritize the State Plan as this one has, so we may have an opportunity now. Thank you.

Commissioner Harris said that he has said this before when he has talked about Sustainable Jersey, but he's optimistic that most towns are really interested in doing long-range, sort of regionally conceptualized planning. I was looking at the Sustainable Jersey site, 90% of municipalities are participating in it and 200 are certified. I think the atmosphere is right, the environment is right for doing planning.

Chairman Wright said that I think one of the advantages of considering creating a new plan is that it also gives us an invitation in many ways to the other partners that we want to involve in this effort. Sustainable Jersey could have a real role in it. Other groups could too. When you hear Donna's reports each month, one of the things I am struck by is how often she is working with Rutgers or other partners out there.

Commissioner Esser said that as somebody who also has been involved with the state planning process, having been a former staffer, she was involved in the update attempt between 2004 and 2008. I know there were other subsequent attempts. I know that there is mapping that is updated online, but the current Plan does not have the Highlands in it, and a number of other major critical environmental pieces that obviously are not available in the living map that is online, even though it is not in the formally adopted map. My thought was, I recall, as Nick alluded to, many of the challenges when you talk about mapping have to do with water and water resources and development pressures and where development is coming. Where is it going? Where is the demand? Where is it needed? Are there affordable housing demands, there are economic growth demands, and then there are resiliency limitations along the shoreline. All of that stuff is driven by policy and local governments and their local ordinances. The water issue is real. A lot of that has been reconciled over the many attempts; I do not want to speak for the DEP. I believe that it has come a long way. A lot of that has been worked through. I look forward to that active discussion. I think it will be very eye-opening. Thank you.

Secretary Fisher said that looking forward, and looking backward. I would think it would be interesting to know out of the towns, and municipalities, where they did not get either started a process dropped out or of them decided not to opt-in again, do we have tracking of how many over the years do not go forward? How many started the process and stopped, I think it would be interesting to find out as what the objections were and what stopped the process for them.

Director Rendeiro said that there are three main reasons. The first is their lack of resources to complete good planning practices, they do not have the money to do an updated master plan, and they do not have the money to do a conservation plan. They do not have the staff to do it. The second reason is the lack of incentives for doing so. So if they are going to spend a lot of money that could otherwise be given to the police or to other public works projects. If there were incentives to have them and do that investment, then they would make that investment. The third less common is that some local governments do not agree with the state's goals. For example, I do not want to comply with my affordable housing obligation. I have heard that I have heard one municipality say to me if I go through plan endorsement, does that mean I have to do a fair share plan. And my response was, you're going to have to do a fair share plan no matter what, whether or not you're in plan endorsement or not. Some municipalities do not necessarily believe in climate change. They do not necessarily believe that certain goals that we have are their goals. That is less likely to happen, but I still hear it a lot.

Secretary Fisher said that if we are going to talk about planning, all the way out through the whole state. It is aspirational. It's what we aspire to have, the way we see our state built out, and the way our population will engage in tourists in the state, then those are questions that I think have to be answered. So that every municipality understands, as you said, regardless of whether you are in the plan or not, some of these things the state is going to be requiring in one way or another through its agencies. If someone understood the plan enough to know that this is what the state is saying, then incentives as you said they should get incentives. It does not really matter what they think for the moment, it is about how we envision this entire state, as we build out. That will be the first state that will be entirely built out, if and then starts to build up. It is just interesting to me that by not participating and not thinking that the State Plan is not going to help them understand the vision things are going to stop. They do not necessarily have to engage themselves and get to that place because there were 20 agencies in the state, or so they do through their various powers that are in our house. Each one of those agencies is a help. DEP, Transportation, all of it. What needs to really happen in the final chapter of this thing is that they have to understand that the State Plan is going to help them be what ultimately the state will become.

Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection said that a different topic, but a different comment. If we are going to ask our local governments, whether they be county or municipal governments to do some significant work around the state plan in the next fiscal year, I believe 20 years ago, we provided state grants. We are on the clock to get those that request in. For fiscal year 24. I think that is something also critical and time-sensitive for this conversation.

Chairman Wright said that it was my responsibility to write the memo, recording what other states were providing in terms of planning grants to municipalities to assist them achieving growth management goals. I still have.

Director Rendeiro said that Nick gave me a very good statistic that said, South Carolina and New Jersey, were the only states on the East Coast that don't provide local planning money.

Chairman Wright said that I also feel like I want to blast from the past. The other thing just to keep in mind with this process, I will quote the great late Candy Ashman. She told me once that she thought that one of the big mistakes we made was that cross-acceptance did not frankly, look in the mirror enough and that the agencies should have

been providing reports similar to the ones that the counties were doing. That is something I would put on the table as an idea to think through. We are not going to just follow the same playbook exactly from 20 years ago.

Walter Lane from Somerset County said that with regard to the grants, he knows when we had the smart growth grants here at the county, we took very good advantage of that and set up a lot of the good planning work that carried us through the years after the grant. I was going to say that providing those planning resources is what we use. Right now, the only real planning funding is the MPOs. We use the MPO funding to fund our supporting priority investment work in Somerset County; we are bringing those resources to the table. Nineteen of our 21 towns are participating in various studies looking at the priority growth areas in the local priority areas. That is how we got a lot of buy-in and I see if the state planning process did something similar. I think you could have similar success as to what we have done here in Somerset.

Chairman Wright said that that was my takeaway from experiences with this has been that, you know, frankly, a comparatively small amount of money can go a long way toward building local support and buy-in, because you are providing the resources for real partnership. That is what we should be doing.

ADJOURNMENT

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Andy Swords and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 11:02 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary
State Planning Commission
Dated: February 1, 2023

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: JANUARY 4, 2023 TIME: 11:02 AM

Walter Lane - PP, AICP Director, Policy and Economic Development Somerset County
Mark Villinger – Planner, Ocean County
Meg Cavanagh – NJDEP
David DuMont – NJDEP
Susan Weber – NJDOT
Jeffrey Oakman – Governor’s Office
Ilene Lampitt – Assistant, Camden County Counsel
Bob Kull – Chairman, Ewing Twp. Redevelopment Agency
Anthony Soriano – Morris County
Joan Bierbaum
Ariel Bierbaum
Lauren Bierbaum
L. Scott Sherman
Steven Karp
Lorrie Thier