



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

Lt. GOVERNOR TAHESHA L. WAY
SECRETARY OF STATE

THOMAS K. WRIGHT
CHAIRMAN

DONNA A. RENDEIRO
Executive Director/Secretary

**New Jersey State Planning Commission
Minutes of the Meeting Held on February 7, 2024
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the February 7, 2024 video conference of the New Jersey State Planning Commission (SPC) to order at 10:05 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

Henry Gajda, Designee for President Christine Guhl-Sadovy, Board of Public Utilities (joined 10:07)
Susan Weber, Designee for Francis K. O'Connor, Acting Commissioner, Department of Transportation
Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection
Keith Henderson, Designee for Jacquelyn Suarez, Acting Commissioner, Department of Community Affairs
Melanie Willoughby, Designee for Lt. Governor Tahesha Way, Secretary of State, Department of State
Edward J. McKenna, Vice Chair, Public Member
Bruce Harris, Municipal Member
Elizabeth Terenik, Public Member
County Commissioner Director Shanel Robinson, County Member
Stephen Santola, Public Member
Julia Somers, Public Member
Jeffrey Oakman, Senior Policy Advisor, Office of the Governor
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 January 3, 2024, with non-substantive changes. Julian Somers made the motion, and Shanel Robinson seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (13) Henry Gajda, Susan Weber, Bruce Harris, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (0). The January 3, 2024 minutes were approved.

CHAIRMAN'S COMMENTS

Chairman Wright commended the staff and consultants on the incredible progress being made on the State Plan update and their innovative ideas in making the plan a more easily digestible and usable document that will provide clear guidance.

EXECUTIVE DIRECTOR'S REPORT

Staffing

Director Rendeiro introduced OPA's new planner, Myles Elgart. The office continues to interview for other planner positions. A recommendation has been made to hire an Administrative Assistant and is awaiting approval.

Plan Endorsement

Since the January 3 SPC meeting:

- Staff is working with Dover, Burlington Township, Seaside Heights, Little Egg Harbor, Ocean Township, Little Egg Harbor Ocean City, Barnegat, Sparta, Dennis, Berkeley, and Red Bank on mapping and other requirements toward Plan Endorsement. Manchester sent in renewed documentation to restart their effort. Additionally, Princeton is interested in restarting its Endorsement efforts.
- A recommendation report for Plan Endorsement for Burlington Township is under development for a possible February Plan Implementation Committee recommendation, pending approval from the local governing body of the map and the PIA, scheduled for the week earlier. Further, the Township received a letter from DOT stating that the County takes no exception to the Township's request that DOT permit the Township, Springfield Township, and Burlington City to enact a 4-ton weight restriction on designated roadways. DOT replied that it would investigate the request but that review would take some time.
- Mapping discussions have begun with DEP on Little Egg Harbor and Barnegat. A discussion was held with representatives from Little Egg Harbor on the Plan Implementation Agreement. OPA staff is investigating technical assistance opportunities for Little Egg Harbor to complete its vulnerability assessment.
- Red Bank is working actively toward completing the requirements.

- Manchester sent in renewed documentation to restart their effort. Additionally, Princeton is interested in restarting its Endorsement efforts.
- The Office received Delran's biennial report; review will begin shortly. Brick's biennial report from Brick; review is underway.
- Princeton has reached out to the Office to renew discussions on Plan Endorsement; renewal is in discussion.

Technical Assistance

Staff met with representatives of BPU and DOT to assist in determining the best protocols for expediting permits for broadband installations in DOT rights of way. This is important as the BPU begins the work of installing cables for their Internet for All initiative.

Policy Initiatives

The Office received additional comments from NAIOP on the warehouse ordinance and we are working to update the ordinance based on those comments.

Interagency Coordination/Coordination with Other Planning Partners

As part of DOT's Transit Village Initiative, the Office received a Plan for High Bridge to upzone the downtown corridor and have more office and commercial use. It is under review.

The office provided DEP with their recommendations for the next three subcommittees for the Interagency Council on Climate Resilience. The recommendations were identified from a list determined by the Council. Each State agency will provide its top three recommendations and the next year's action items will be based on those recommendations.

As part of DOT's effort to update their Long Range Transportation Plan, their consultants interviewed the Executive Director to discuss issues and in particular, how to coordinate with the Plan update.

Staff participated in the NJDEP Quarterly Brownfields Roundtable Meeting. The agenda included a presentation on the re-introduction of the Brownfields Development Area program.

Discussions are continuing with Rutgers and Princeton to determine if New Jersey should participate in the national Zoning Atlas project. A meeting was held with the Metropolitan Planning Organizations to determine whether they have completed any work toward this effort and there has been some work completed on this topic. The office will continue to work on the initiative as it can be valuable for OPA's mapping process.

The office has been invited to participate in NJ Future's Housing Steering Committee/Advisory Group.

The Office listened in on a virtual public meeting on transit-friendly planning.

Staff continues to work with OIT on OPA's website update.

The Office is presenting at the Watershed Institute Conference on the importance of regional planning.

As a result of Chairman Wright's referral, Director Rendeiro was invited to present at the Smart Growth America conference in May in Annapolis, MD.

Legislation

Twenty-four bills have been introduced in the new legislative session that either directly or indirectly impact the Office and/or the Commission. The staff is currently reviewing them.

OLD BUSINESS

State Plan Update

Director Rendeiro reported that the first internal-only draft of the majority of the Preliminary Plan was sent to the Commission, the Interagency Workgroup, our consultants, and internal DOS staff for their comments. Comments were requested by the end of February. It is anticipated that one more draft will be completed before posting the draft for public review.

A transect of factors proposed for areas that the Plan will consider “Suitable for Development” through “Suitable for Conservation” was presented to the Plan Development Committee, Interagency Workgroup, and the consultants for their comments. This transect will be the basis for future mapping protocols. It is hoped to have a finalized transect by the end of February.

The office began the formal Notice of Process which was sent to approximately 3,500 people on January 16.

The Office held two timeline trainings for the counties. They were posted to the Public Input site along with the PowerPoint presentation.

As part of scheduling the Commission public hearings in each of the 21 counties, a questionnaire was sent to all county representatives. Eight of the 21 have submitted the early requested answers. Somerset County has volunteered to be first up and the office is currently working on logistics. Staff developed a spreadsheet to track county progress toward milestones and to track the public hearing schedule. A Gantt chart has been prepared so that each county can customize the process to meet their needs.

At the request of Morris County, staff met with the Highlands Council and Highlands counties to discuss if made sense for the Highlands Council to be the Negotiating Entities for the Highlands municipalities. An approach was agreed upon. The Office will be sending out notifications to the affected municipalities within the next two weeks.

A meeting was held with the Pinelands Commission to determine if they can perform the same function as the Highlands as the Negotiating Entity. While the Commission does not have that capacity, they agreed to support the process in other ways, including a letter of support to their municipalities.

The Delaware Valley Regional Planning Commission approved at their last board meeting funding for their four counties (Mercer, Burlington, Camden, and Gloucester) to assist them with the Cross-Acceptance process. The office will develop a scope of services for consultants to assist counties. The offices have had the same discussions with NJTPA and SJTPO. They are supportive of the need and are discussing it.

The office has created 20 of the 21 county large maps for the public hearings.

The structure of the Outreach 2 effort has been developed and we are working with three communities to set up the feedback sessions. An informational flyer has been completed for distribution once the logistics are confirmed.

The first analysis of the public comments has been completed and is being analyzed to determine which, if any, should be included in the Preliminary Plan or if they have already been addressed.

The staff of interns will soon be deployed to the assigned counties to assist them with the Cross-Acceptance process. In addition to assisting the planning staff on the Preliminary Plan, they are also familiarizing themselves with the municipal master plans that they will be responsible for.

The Governor signed into law S2459, which requires government documents to be translated into the top seven languages spoken, based on census data. We will be asking the DAG to provide an opinion regarding how this impacts the State Plan.

The Executive Director is scheduled to present the Plan to the Mercer County Planning Board, the Monmouth County Planning Board, the City of Paterson, and White Township (in May).

The Executive Director moderated a panel at the NJ State Bar Association's Redevelopment Institute ICLE annual conference. Two members of the Commission (Vice Chair McKenna and Commissioner Santola) who are land use attorneys were among the panelists. The topic addressed why the State Plan should be used as guidance in development applications, even though it is not regulatory. Additional presentations include the NJTPA Board and the NJ Climate Change Alliance.

An article was published in the Urban Mayors Newsletter on the State Plan Update.

The office will continue to work with the MPOs on coordinating population projections.

The office is coordinating logistics with the counties for the public hearings.

NEW BUSINESS

RESOLUTION 2024-02- Resolution of Approval and Adoption of the 2023 Annual Report

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2024-02.pdf>

Chairman Wright commented that the report is an excellent summary of the work that was done last year and the goals for 2024.

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-02. The motion was made by Bruce Harris and seconded by Julia Somers. Chairman Wright asked for a roll call vote. Ayes: (13) Henry Gajda, Susan Weber, Bruce Harris, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth, Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (0) Resolution 2024-02 was approved.

RESOLUTION 2024-03- Resolution of Correcting Resolution Authorizing an Amendment to the State Plan Policy Map in the Township of Lakewood, Ocean County

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2024-03.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-03. The motion was made by Edward McKenna and seconded by Melanie Willoughby. Chairman Wright asked for a roll call vote. Ayes: (13) Henry Gajda, Susan Weber, Bruce Harris, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (0) Resolution 2024-03 was approved.

ADJOURNMENT

With no further comments from the Commission or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Stephen Santola and seconded by Melanie Willoughby. All were in favor. The meeting was adjourned at 10:39 a.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: FEBRUARY 7, 2024, TIME: 10:05 AM

Adam Bradford
Adam Marshall, DAG
Barbara Woolley-Dillon, DEP
Brenda Haycock
Christine Faustini
Grant Lucking
Dumont
Jason Kasler, NJPO
Larisa Paxton, Ocean County
Lisa Betz, Union County
Maria Herwig
Rosemary Nivar
Ryan Conklin, Warren County
Tony Agliata
Virginia Michelin, Morris County
Walter Lane, Somerset County