



**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*

WALTER C. LANE  
*Executive Director/Secretary*

**New Jersey State Planning Commission  
Minutes of the Meeting Held on November 5, 2025  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the November 5, 2025, video conference of the New Jersey State Planning Commission (SPC) to order at 10:34 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**

Danielle Esser, Director of Governance, NJ Economic Development Authority  
Susan Weber, Designee for Francis K. O'Connor, Commissioner, Department of Transportation  
Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection  
Edward J. McKenna, Vice Chair, Public Member  
Keith Henderson, Designee for Jacquelyn Suarez, Commissioner, Department of Community Affairs  
Shanel Robinson, County Commissioner Director, County Member  
Elizabeth Terenik, Public Member  
Stephen Santola, Public Member  
Jeffrey Oakman, Public Member  
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 October 8, 2025, with no changes. The motion was made by Edward McKenna and seconded by Shanel Robinson. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Danielle Esser, Susan Weber, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Jeffrey Oakman and Thomas Wright Nays: (0). Abstains: (0) The October 8, 2025, minutes were approved.

## **CHAIRMAN'S COMMENTS**

Chairman Wright emphasized the importance of the Commission's work during political transitions and highlighted ongoing efforts to adopt a State Plan.

## **ACTING EXECUTIVE DIRECTOR'S REPORT**

Acting Executive Director (AED) Walter Lane provided a brief overview of the Office's work since the October 8, 2025, State Planning Commission meeting, with the exception of State Plan updates, which would be covered later in the meeting.

AED stated staff continues to advance numerous Plan Endorsement petitions. Progress is being made with Woodstown, Ocean, and Little Egg Harbor. Red Bank Plan Endorsement petition will be heard at the Plan Implementation Committee (PIC) meeting on November 17, 2025. In the coming months, he stated OPA hopes to be able to bring these towns' petitions to the PIC and the SPC.

Staff continues to attend various meetings, such as but not limited to:

The Downtown NJ Conference on Housing and Economic Development, IAE Extreme Heat Coordinated Communications Workgroup Meeting, the NJ County Planners State Plan/Smart Growth Meeting, the OPA/DEP Mapping Managers Meeting, OPA/DEP Staff Level Mapping Meeting, NJ Coastal Coalition, Inc. Meeting, NJ IAC on Climate Resiliency, Bloustein Fall 2025 Meet & Greet/Career Fair Recruiting Event and NJ Delaware Bayshore Meeting.

AED Lane also reported Lakewood Township had withdrawn their map amendment request due to natural resource concerns on the subject site. He concluded by announcing that Langley Oudemans, a temporary assistant planner, would be leaving the team on November 21, 2025. AED Lane thanked Langley for all her great work.

## **NEW BUSINESS**

### **Approving of Changing the December SPC's Plan Development Committee Meeting Date to December 10, 2025**

AED Lane stated that earlier today, the PDC approved moving the December 3, 2025 PDC meeting to December 10, 2025, due to the public comment period ending on December 3, 2025, and the need for staff to have sufficient time to review all public comments and formulate recommendations for potential changes to

the Final State Development and Redevelopment Plan (SDRP) document. Moving the meeting would provide staff with additional time for a more productive review and to prepare staff recommendations for PDC consideration. Staff recommends that the SPC take a formal vote to approve moving the December PDC meeting December 10, 2025 at 9:30 AM.

Chairman Wright asked for a motion to approve changing the December Plan Development Committee Meeting Date to December 10, 2025. The motion was made by Jeffrey Oakman and seconded by Danielle Esser. With no discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Danielle Esser, Susan Weber, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Jeffrey Oakman and Thomas Wright Nays: (0). Abstains: (0) Changing the December SPC's Plan Development Committee Meeting Date to December 10, 2025 was approved.

With no additional comment from the Commission, Chairman Wright asked AED Lane to provide the State Plan Update.

### **STATE PLAN UPDATE**

AED Lane reported that the Final Impact Assessment Executive Summary was posted online and distributed to required entities, summarizing the State Plan's positive impacts since 2001. Public hearings were held in October with over sixty (60) attendees, primarily discussing plan adoption processes and agency coordination, while the public comment period ends on December 3, 2025. Staff is working on minor formatting changes and incorporating additional photos to improve the plan's readability and visual appeal.

The staff discussed removing the Research Brief Section from the plan and posting it as a standalone document on the website to keep the plan "evergreen". The Office made revisions to the Highlands Council section and added language to reference a matrix that links the Highlands Council's Landuse Capability Zones to the SPC's Planning Areas, which will live outside the plan and be updated as necessary. The staff plans to send suggested changes to the PDC by early next week, aiming to provide the Commission with the Final State Plan and Infrastructure Needs Assessment before the December 17, 2025 meeting. The Commission will hold the December 17, 2025 meeting virtually to ensure maximum engagement and avoid potential weather issues.

AED Lane concluded by announcing his participation as a panelist to discuss the State Plan at the NJ League of Municipalities on November 19, 2025.

### **PUBLIC COMMENTS**

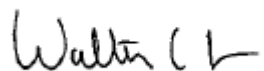
Andrew Jackson, Vice Chair of the Pennington Borough Planning Board and Chair of the Mater Plan Development Committee for Pennington Borough commended AED Lane for his efforts in driving the State's Development Plan, highlighting the challenges faced by small municipalities in aligning with previous plans. He appreciated the flexibility of the new plan, particularly the idea of making it "evergreen" by updating specific data while keeping the overall plan accessible online. Mr. Jackson also praised the 10-line policy summaries, which he found helpful for aligning with the State Plan.

Chairman Wright expressed his gratitude for the progress made in developing the State Plan.

### **ADJOURNMENT**

With no further comments from the Commission or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Edward McKenna and seconded by Stephen Santola. All were in favor. The meeting was adjourned at 11:01 a.m.

Respectfully Submitted:

A handwritten signature in dark ink, appearing to read "Walter C. Lane". The signature is written in a cursive, flowing style.

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Walter C. Lane  
Secretary and Executive Director

Date: December 17, 2025

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: NOVEMBER 5, 2025 TIME: 10:34 AM**

Andrew Jackson, Pennington Borough  
Anthony Soriano, Morris County  
Barbara Woolley-Dillon, PP, AICP, NJDEP  
Bill Millette, Hunterdon  
Brendan Lamb, Hunterdon County  
Charles Shadle  
C. Helms  
David Dumont  
Dillon McNamara  
Elise Bremer-Nei, NJDOT  
Glen Van Olden, NJ Farm Bureau  
Grant Lucking  
H. Weissman  
James Humphries  
Jason Kasler  
Katherine Fullerton, Hunterdon County  
Matt Baumgardner  
Max Carlson, Warren County Planning  
Robyn Lance  
Ruth Foster, NJDEP  
Sandra Collom