



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
Acting Executive Director/Acting Secretary

**New Jersey State Planning Commission
Minutes of the Meeting Held on September 15, 2025
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the August 6, 2025, video conference of the New Jersey State Planning Commission (SPC) to order at 2:04 p.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
Joe Grillo, Designee for President Christine Guhl-Sadovy, Board of Public Utilities
Amanda Gendek, Designee for Francis K. O'Connor, Commissioner, Department of Transportation
Bruce Harris, Municipal Member
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
Melanie Willoughby, Designee for Lt. Governor Tahesha Way, Secretary of State, Department of State
Stephen Santola, Public Member
Julia Somers, 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.

CHAIRMAN'S COMMENTS

Chairman Wright requested that Acting Executive Director (AED) Walter Lane report to the Commission about the Resolution 2025-11 Approval to Release the Draft Final State Development and Redevelopment Plan and the Draft Infrastructure Needs Assessment.

NEW BUSINESS

Resolution 2025-11 Approval to Release the Draft Final State Development and Redevelopment Plan and the Draft Infrastructure Needs Assessment

AED Lane reported on corrections made to the draft Infrastructure Needs Assessment (INA) document, including fixing error messages, broken links, and transposition errors in transportation and higher education sectors. He noted that revised numbers have been incorporated into the document, and additional comments from agencies like the Department of Community Affairs, Department of Environmental Protection, Board of Public Utilities, and the Highlands Council, as well as other state agency partners, members of the Commission and the public, will be addressed during the public comment period. The Commission can consider further changes before adopting the final INA at the December 17, 2025, SPC meeting.

AED Lane then moved on to discussing changes to the draft final State Development Redevelopment Plan (SDRP or the Plan). He explained that recent changes were minor corrections rather than substantive changes, and Chairman Wright confirmed these were limited to clarifications and minor edits. The Commission reviewed suggested changes from Commissioner Harris, including defining terms like "visitor readiness" and "weatherized," and agreed to incorporate most of these non-substantive revisions before releasing the documents for public comment. The group also discussed plans for the Office of Planning Advocacy (OPA) to prepare a companion document listing all changes made to the preliminary draft, organized by section rather than by page numbers, to help the public and planning partners understand the modifications. Like the INA, comments on the Plan will be addressed during the public comment period before taking action on the draft SDRP at the December 17, 2025, SPC meeting.

The Draft Final State Development and Redevelopment Plan can be found here:

https://www.nj.gov/state/bac/planning/documents/update-to-state-plan/dfsdrp_20250915.pdf

The Draft Infrastructure Needs Assessment can be found here:

https://www.nj.gov/state/bac/planning/documents/update-to-state-plan/njsdrp_draft_ina_sept_2025_final.pdf

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2025-011. The motion was made by Ed McKenna and seconded by Shanel Robinson. Chairman Wright asked for a roll call vote. Ayes: (14) Danielle Esser, Joe Grillo, Amanda Gendek, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright Nays: (0). Abstains: (0) Resolution 2025-011 was approved.

The Resolution can be found at:

<https://www.nj.gov/state/bac/planning/documents/meeting-materials/2025-11-draft-final-sdrp-and-draft-ina-certified.pdf>

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

STATE PLAN UPDATE

AED Lane stated that with the action of the State Planning Commission to approve the release of both documents, OPA plans to distribute them to stakeholders by the end of the week. He explained that the documents must be released 14 days before the first public hearing. The final Statement of Agreements and Disagreements was posted on the OPA website last week and is in the process of being distributed today.

Chairman Wright asked the Commissioners if they had any further questions or comments regarding anything previously discussed. As no member commented, he opened the floor to the public.

PUBLIC COMMENTS

Tom Dallessio of the American Planning Association highlighted the cross-acceptance process and INA as key components of the SDRP.

Mirah Becker of Middlesex County requested confirmation that, as of December 3, 2025, all comments on the SDRP, the INA, and the IA should be submitted for consideration and that by December 17, 2025, the SDRP will be adopted by the SPC.

AED Lane clarified that changes will be made to the SDRP as they are submitted, that comments made during the December 17, 2025, meeting would be considered for integration into the Plan, and changes could be made by OPA staff during the days following the meeting.

ADJOURNMENT

With no further comments from the Commission or the public, Vice Chair McKenna asked for a motion to adjourn. The motion was made by Shanel Robinson and seconded by Joe Grillo. All were in favor. The meeting was adjourned at 2:32 p.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: SEPTEMBER 15, 2025 TIME: 2:04 PM

Alison Kopsco, PP, AICP
Bill Millette, Hunterdon
Celia Smits, SMO
Charles Shadle
C. Chrusz
David Dumont
David Schley
David Smith, SMO
Dillon McNamara
Emily Lescano, Morris County
Fern Ouellette, Delanco
Gabriela Duncan
H. Knight
John Crane
Katherine Fullerton, Hunterdon
Lori Savron, Twp. Administrator
Louise Haberman
Matt Baumgardner
Michael Davis, HGA
Mirah Becker, Middlesex
Peter Kortright, Bergen
Sharon Mascaro, NJSEA
Susan Weber
Tim Evans, NJ Future
Tom Stanuikynas, Burlington