



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  
Plan Implementation Committee  
Minutes of the Meeting Held on September 15, 2021  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the September 15, 2021 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:31 a.m.

**OPEN PUBLIC MEETINGS ACT**

It was announced that notice of the date, time and place of the meeting has been given in accordance with the Open Public Meetings Act.

**ROLL CALL**

**Members Present**

County Commissioner Director Shanel Robinson, Chair, County Member  
Danielle Esser, Director of Governance, NJ Economic Development Authority (Arrived at 9:34 a.m.)  
Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection  
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of State  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Department of Transportation

**Others Present through Video conference**

See Attachment A

**PLEDGE OF ALLEGIANCE**

Chairwoman Robinson asked everyone to recite the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chairwoman Robinson asked for a motion to approve the Minutes with corrections of the August 18, 2021 meeting. Sean Thompson made the motion; seconded by Nick Angarone. The August 18, 2021 minutes were approved.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson did not have any comments and referred to the Director for a report.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro commented that the office is anticipated to go back to a full 5-day week schedule on October 18.

## **NEW BUSINESS**

### **Upper Township – Status and Request for Waiver**

Director Rendeiro commented that on today's agenda is the status on Upper Township and a request for a waiver.

The Director commented that previously Upper was identified as a very good example of good planning and a possible test case for what the rules are on the re-endorsement process. There was discussion in reference to PE and how to make it easier for municipalities that had demonstrated good land used planning through the ten-year engagement through Plan Endorsement. At the end of the ten-year Endorsement period, the office will look to expedite the renewal of the Endorsement process. Because the new rules have not been adopted yet, a waiver is needed.

The Director commented that under her authority, two waivers have been granted and it is hopeful that two will be approved by the Commission since Commission approval is required in the existing rules. Meghan will go over the details in the presentation. The Director commented that a status will be presented and that she looks forward to an agreement to move this discussion to the SPC.

The Director commented that there have been ongoing discussions between OPA and DEP in reference to mapping boundaries and some agreements had been made but there are still a few things that need to be discussed.

The Director referred to Meghan Wren for the presentation.

This presentation can be found in the following link: [09/15/21 Meeting Materials \(nj.gov\)](#)

Director Rendeiro commented that the office is not looking for a waiver of any of the requirements. Staff is only looking for a waiver on the process.

Mr. Paul Dietrich, Municipal Engineer from Upper Township thanked the commission for taking into consideration the request of Upper Township's waivers. Mr. Dietrich agreed with Meghan's presentation and expressed that the Town has been working through the process of getting their town center with the Upper's Planning Board and the Township Committee.

Mr. Dietrich commented that he continues to work through this process toward completing the initially visioned for their town center. The Planning Board and the Township Committee are committed that town center, design, and layout is the future of the Township. The town center is working toward meeting the affordable housing obligation and that maintaining and getting a town center is a vital component. Mr. Dietrich commented that they are in good shape moving forward; he agreed that there is some work to be done on the PIA items, especially on updating some of the new focus items that the department is looking into.

Director Rendeiro asked the Committee members for questions.

Nick Angarone asked if the OCA and the Consistency Review are among the things that are requested to be waived. The Director responded yes and added that the request does not waive the requirement to go through the analysis. The Office will continue to ensure that Upper Township is consistent with the State goals but that the work that they are anticipating completing will be done along with the PIC and the State agency partners.

The Director clarified that what is being asked is for a waiver of the process; the requirements are still required to be met and that those items that are anticipated to be completed will be done before a recommendation for endorsement is presented to the Commission.

Nick Angarone confirmed that today the Committee is being asked to waive the process but not necessary the requirements. The Director responded yes.

Nick Angarone asked how the required goals could be met without the formal steps. The Director responded that most of the analysis has been done. The vulnerability assessment has been done as part of their hazard mitigation planning. The Director commented that the office is looking to rely on some of the reports that have already been submitted and that if there is missing information or an ability to guide, it will be added into the process as opposed to creating a separate report.

The Director commented that their vulnerability assessment is being done through hazard mitigation with the CRS process and that they are almost into level 4. Those actions had identified that vulnerability is present. The implementation will manifest itself either with the PIA, their zoning or however they need to show that they are consistent in implementing mitigation factors for vulnerability through other actions including zoning changes and/or building requirements.

Nick Angarone commented that there are hazard mitigation plans in the State that may not consider climate change at all. The most recent science are on sea level rise protections and that he wants to make sure that this information is provided. Nick asked that if by waiving the consistency review makes the determination that they are consistent.

The Director responded that after a review of the hazard mitigation plan, if it does not meet the state goals or does not include the recent guidelines, then it will not be considered as complete and may be added as an action plan item or a PIA item.

Sean Thompson asked if in the past there has been an approval of this type of waiver. The Director responded not since she has been with the Commission and that this is something that may be necessary before the new rules are implemented to make it easier for municipalities. It is consistent with the new re-endorsement process.

Director Rendeiro commented that Meghan's presentation shows that they had done a lot of work toward ensuring that they are paying attention to things like climate change, vulnerability and other land use requirements.

Mr. Dietrich commented that their hazard mitigation plan was updated in July of 2021 and certified by FEMA and NJOEM and that their current hazard mitigation plan includes current projections on sea level rise and climate change.

Mr. Dietrich asked that if the waiver comes first before the adoption. The Director responded that if the PIC agrees, the waiver request will go to the SPC for approval.

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to move the request for a waiver to the SPC. The motion was made by Nick Angarone and seconded by Susan Weber.

With no further discussions or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (5) Danielle Esser, Susan Weber, Nick Angarone, Sean Thompson, and Chairwoman Robinson. Nays: (0). Abstains: (0).

**ADJOURNMENT**

With no further comments from the Committee or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Nick Angarone and seconded by Sean Thompson. All were in favor. The meeting was adjourned at 10:20 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donna Rendeiro".

Donna Rendeiro, Secretary  
State Planning Commission

Dated: October 20, 2021

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION  
PLAN IMPLEMENTATION COMMITTEE  
ATTENDEES  
SEPTEMBER 15, 2021**

Brianna Keys - Policy Advisor, Office of the Governor  
Walter Lane – Planning Director, Somerset County  
Frank Gaffney – BPU, SPC Designee for President Fiordaliso  
Matt Baumgardner - NJDEP  
David Dumont - NJDEP  
Jelena Lasko - NJDOT  
Monique Purcell – Department of Agriculture, SPC Designee for Secretary Fisher  
Keisha Cogbell - Register Nurse, United Health Care  
Paul Dietrich - Upper Township Municipal Engineer  
Grant Lucking - NJBA (NJ Builders Assoc.)  
Andrew Gold -  
A. Soriano -