



*State of New Jersey*  
DEPARTMENT OF COMMUNITY AFFAIRS  
STATE PLANNING COMMISSION  
OFFICE OF SMART GROWTH  
PO BOX 204  
TRENTON NJ 08625-0204

JON S. CORZINE  
*Governor*

SUSAN BASS LEVIN  
*Commissioner*

EILEEN SWAN  
*Executive Director & Secretary*

**New Jersey State Planning Commission  
Plan Implementation Committee  
Minutes of the Meeting Held February 28, 2007  
Mary Roebing Building  
Trenton, New Jersey**

**CALL TO ORDER**

Chair John Eskilson called the meeting of the Plan Implementation Committee to order at 9:43 a.m.

**Committee Members Present**

John Eskilson, Chair  
Debbie Mans, Governor's Office, Smart Growth Ombudsman  
Liz Semple, Representative of Commissioner Lisa Jackson, Department of Environmental Protection  
Susan Weber, Representative of Commissioner Kris Kolluri, Department of Transportation  
Roberta Lang, Representative of Secretary Charles Kuperus, Department of Agriculture

**Committee Members Not Present**

Michele Byers, Public Member  
Marilyn Lennon, Public Member  
Tom Michnewicz, Public Member

**Others Present**

Tara Paxton, Brick Township Assistant Planner  
Michael Fowler, Brick Planner

Eileen Swan, Executive Director, Office of Smart Growth  
Bill Purdie, Department of Environmental Protection  
Jung Kim, Principal Planner, Office of Smart Growth  
Joseph Donald, Deputy Executive Director, Office of Smart Growth  
Ben Spinelli, Chief Council and Policy Director, Office of Smart Growth  
Courtenay Mercer, Planning Director, Office of Smart Growth  
Corey Piasecki, Planner, Office of Smart Growth  
Danielle Stevens, Office of Smart Growth  
Stacy Perrine, Office of Smart Growth  
Others-Attachment A

### **APPROVAL OF MINUTES**

Chair Eskilson asked for a motion to approve the minutes of January 24, 2007 Plan Implementation Committee (PIC) meeting. Roberta Lang moved the motion and Elizabeth Semple seconded. All were in favor.

### **CHAIR' S COMMENTS**

Chair Eskilson thanked those who attended the Endorsement of Upper Township and Sussex County at the last State Planning Commission (SPC) meeting.

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

Eileen Swan announced that Cumberland County's Cross Acceptance Public Hearing would be taking place that evening, and thanked SPC members for their participation and the public for their input at the public hearings.

### **PRESENTATIONS**

**Brick Township's Petition for Plan Endorsement:** By Tara Paxton, Brick Township Assistant Planner

Ms. Paxton began her presentation by introducing those from Brick who were in attendance: Steven Acropolis, Town Council President, and Tony Agliata, Assistant Planning Director for Ocean County. She then stated that she felt the Plan Endorsement process had been a good opportunity for the town to reflect on how its planning was done and how it could be improved. She said that the process was both trying and wonderful, and become more transparent once they entered into the Action Plan and MOU. Ms. Paxton noted that the process results in better planning, better grant opportunities, and the creation of inter-agency relationships.

She continued by stating that Brick received CAFRA designation in 2001 and introduced Brick's center; located at the Route 88, Route 70, and Chambersbridge Road area. The center is a mixed-use area consisting of 3,000 diverse housing units and is in need of an overlay ordinance. Ms. Paxton stated that the water and sewer systems in the town are

sufficient for the projected growth and the biggest problem to the center will be traffic congestion.

Next, Ms. Paxton listed four areas where Brick has made progress since entering into a Memorandum of Understanding (MOU) with the Office of Smart Growth (OSG) in May of 2006: identifying planning area changes, center designation, updating their master plan, and developing draft ordinances. She explained how all of these issues were dealt with at various public and town committee meetings and more can be held at OSG's request.

Ms. Paxton then presented the town's vision statement, including the need to "maintain suburban residential character", which was something she felt town residents wanted. Next, the town's consistency goals were listed; including improved social programs, conservation of open space, securing economic growth, and the use of sound planning.

Ms. Paxton then listed ordinances, not yet implemented, that have been created by the town since working with OSG. The ordinances include voluntary overlay zones, a streetscape ordinance, riparian buffers, and habitat protection. The township hopes to have the ordinances adopted by April 2007, followed by the adoption of an updated Master Plan by May 2007. The township hopes to be endorsed by the end of May 2007.

Town Council President Acropolis stated that Brick has already allocated \$2 million for transportation improvements and would like to see the Endorsement process move forward.

#### Committee Comments on Brick Township's Petition for Plan Endorsement

John Eskilson asked about how much growth was projected for the center, to which Ms. Paxton informed the committee that growth in the town has been declining.

Susan Weber stated that the Route 70 study began recently, and indicated the DOT's gratitude that the township was working with them.

Liz Semple asked Ms. Paxton what the town would do if threatened and endangered (T&E) species were found based on the new ordinance requiring a T&E investigation at the time of subdivision/site plan application. Ms. Paxton replied that approvals on what to do would come from the township planning board and town committee, but their decisions are dependent upon approval from outside agencies. Ms. Semple then stated that Brick and DEP could work together, and that the town should look to the Upper Township petition for guidance on the matter.

Jung Kim stated that while Brick is almost fully built-out, redevelopment opportunities could set an example for the rest of the state.

#### Public Comment on Upper Township's Petition for Plan **Endorsement**

**Tim Dillingham**, of the Littoral Society, asked that the public have a chance to comment on the proposed ordinances. He also expressed concern that the water allocation for Brick has doubled. He also stated that the Barnegat Bay is in bad shape, but public access to the shore remains important.

**Chris Sturm**, of NJ Future, felt the ordinances were good and thought that the timing was also good, in that they should be adopted before Endorsement. She then inquired about the amount of developable land and open space in the town. Ms. Paxton assured Ms. Sturm that Brick intends to continue to buy land and preserve open space before it can be developed.

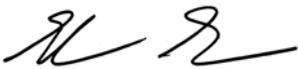
**Don Kirchhoffer**, of NJ Conservation Foundation, asked how with over 500 municipalities in the state, it could be ensured that Plan Endorsement was being done in the places that need it most. He complimented the thorough nature of the process, though was concerned as it was a lot of work for the office. John Eskilson replied that regional plans are important and could help guide the individual municipalities. Eileen Swan added that the new Plan Endorsement rules should be complete by the end of March and OSG would be looking for both committee and public comments.

**Tony Agliata**, Ocean County Assistant Planner, stated that the county was looking into sewer service concerns and would continue to work on traffic problems. He extended support from the county to Brick in their Plan Endorsement process.

Eileen Swan stated that the next steps in the process included a consistency review of planning documents, OSG's presentation to the PIC on Brick's petition, and then a decision by the SPC. With an expected two months before the PIC presentation and three months before an SPC decision, the public will have opportunities to review submitted materials and provide input. She added that OSG puts all public documents on the website for public review, to which Ms. Paxton added that Brick also puts their planning documents online as well.

With no further comments from the public or committee, the meeting was adjourned at 10:56 am.

Respectfully Submitted,



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Eileen Swan  
Secretary and Executive Director

Dated: 3/13/07