



*State of New Jersey*

DEPARTMENT OF COMMUNITY AFFAIRS  
STATE PLANNING COMMISSION  
OFFICE OF SMART GROWTH  
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JON S. CORZINE  
*Governor*

SUSAN BASS LEVIN  
*Commissioner*

BENJAMIN SPINELLI  
*Acting Executive Director & Secretary*

**New Jersey State Planning Commission  
Plan Implementation Committee  
Minutes of the Meeting Held April 25, 2007  
Mary Roebing Building  
Trenton, New Jersey**

**CALL TO ORDER**

Chair John Eskilson called the meeting of the Plan Implementation Committee to order at 9:40 a.m.

**Committee Members Present**

John Eskilson, Chair

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

Susan Bass Levin, Commissioner, Department of Community Affairs

Debbie Mans, Governor's Office, Smart Growth Ombudsman

Tom Michnewicz, Public Member

Marilyn Lennon, Public Member

**Others Present**

Benjamin Spinelli, Acting Executive Director, Office of Smart Growth

Jung Kim, Principal Planner, Office of Smart Growth

Tracie Gelbstein, Deputy Counsel, OSG  
Courtenay Mercer, Planning Director, OSG  
Others-Attachment A

### **APPROVAL OF MINUTES**

Chair Eskilson asked for a motion to approve the minutes of March 28, 2007 Plan Implementation Committee (PIC) meeting. Roberta Lang moved the motion and Liz Semple seconded. All were in favor.

### **CHAIR' S COMMENTS**

Chair Eskilson had no comments at this time.

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

Ben Spinelli stated that a meeting was recently held at OSG with state agencies, as well as other organizations to discuss new Plan Endorsement guidelines. OSG received comments from these parties and the process is moving along. Mr. Spinelli stated that Tracie Gelbstein, Deputy Counsel for OSG, would be talking about the progress later in the meeting.

### **PRESENTATIONS**

#### **Brick Township's Petition for Plan Endorsement, by OSG**

Jung Kim, Principal Planner, OSG stated that Brick came to OSG in September of 2005 for a pre-petition meeting to extend their coastal rules. On April 19, 2006, the SPC passed a policy directive which allowed for the option of several coastal municipalities to enter a MOU and an action plan.

Mr. Kim proceeded to lay out the geographic make up of the town, in which poverty and unemployment are much lower than that of the County and the State.

Brick has proposed a town center of 1.1 square miles and a number of Planning Area changes. Mr. Kim then explained how the Plan Endorsement addressed the differences between existing conditions in the proposed center and the State Plan center criteria. The center is currently auto-oriented with large parking lots. The Township's draft land use plan and ordinances provide for more compact and pedestrian friendly development, to retrofit the built environment as redevelopment opportunities arise.

Mr. Kim then explained the many ways in which Brick is planning in accordance with the State Plan. First, Brick is revitalizing older and underused sites, such as the Foodtown site. Second, Brick has over 3,000 acres of publicly protected land and their petition includes a Sewerwater Management Ordinance as well as a draft Riparian Buffer Ordinance. To stimulate economic growth, Brick used Brownfields land to revitalize the area into Brick Plaza. To maintain adequate facilities, Brick built a reservoir, assured ample recreation facilities with parks and bike links which they plan on extending to the

waterfront, and have secured public beach access along the shore. In terms of housing, Mr. Kim stated that Brick's third round housing element and fair share requirement plan is being reviewed by the court master.

Mr. Kim ended by stating the remaining issues with the petition, which include CAFRA consistency and coastal rule amendment.

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

Liz Semple explained that Bill Purdie of DOT has been working closely with Brick and is satisfied with the overall petition. She added that Brick needs to address certain items for amendment to the coastal rules, including the adoption of their Master Plan changes and Riparian Buffer Ordinance.

Ben Spinelli added that Brick cannot get CAFRA approval until they are endorsed, giving the town great incentive to work on the outstanding issues. Chair Eskilson doesn't believe this should hold Brick back in the process.

Ms. Semple added that she likes what the town has done in terms of redevelopment and believes their methods could be used as an example for other towns. Mr. Kim stated that he has given redevelopment information from Brick to Barnegat. Mr. Spinelli added that these ideas need to be transferred to the entire state as the type of planning used with the Foodtown site is no longer a viable option.

Chair Eskilson inquired about housing and transit issues. Brick Planner Tara Paxton answered that most of the future housing is included in the center and Susan Weber added that NJ Transit is looking at bus stop improvements.

To clarify, Tara Paxton added that on May 9 Brick will hold a public hearing on their Master Plan revisions and is in the process of passing the ordinances.

### **Public Comments on Brick Township's Petition for Plan Endorsement**

Tim Dillingham, Executive Director of the American Littoral Society, expressed support for Brick's creative redevelopment but doesn't want the Plan Endorsement process to move forward until DEP is fully on board and there has been adequate public input. Brick Planner Tara Paxton stated that the town wanted the Master Plan revisions and the Plan Endorsement to run concurrently.

Chair Eskilson then asked if Brick could be tentatively placed on the June SPC agenda to enable the Township time to adopt the Master Plan revisions. All agreed.

Barbara Palmer, of the Association of NJ Environmental Commissions, recommended that endorsement be held off to assure that the State Plan is well represented in Brick's plans.

With no more comments from the public, Chair Eskilson asked the committee for a status update on the Highlands Petition and expressed his disappointment in that the issues have lingered for so long. Mr. Spinelli answered that OSG will be meeting with the Highlands soon to develop an MOU and is working to put guidelines in place for Special Resource Areas.

**New Plan Endorsement Guidelines, by OSG**

Tracie Gelbstein, Deputy Counsel, OSG stated that since the last SPC meeting, links of examples have been added to the new guidelines. She also stated that the benefits of Plan Endorsement have been added to the new guidelines and OSG will continue to go to state agencies, county officials, and the public for comments and anyone can submit comments to OSG at anytime. Chair Eskilson expressed concern in that Plan Endorsement is a costly process, but the benefits are not in place. Mr. Spinelli added that state agencies have committed a large list of benefits but they have not been finalized yet. Ms. Gelbstein continued that municipal and county guidelines as well as new Plan Endorsement benefits will be presented at the May 16 SPC and the list of benefits will be sent to state agencies for finalization.

**Committee Comment on New Plan Endorsement Guidelines:**

No committee comments.

**Public Comment on New Plan Endorsement Guidelines:**

Chris Sturm of NJ Future thanked OSG for giving access of the new process to state agencies and organizations. Ms. Sturm also expressed concern in that the process may be too lengthy and intensive and not enough towns will be able to participate.

Don Kirchhoffer expressed concern that there were no public members present at the meeting.

With no further comments from the public or committee, the meeting was adjourned at 10:38 a.m.

Respectfully Submitted,



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Benjamin Spinelli  
Secretary and Acting Executive Director  
Dated: 8/10/07