



State of New Jersey

DEPARTMENT OF STATE
BUSINESS ACTION CENTER
OFFICE OF PLANNING ADVOCACY
PO Box 820
TRENTON, NJ 08625-0820

PHILIP D. MURPHY
Governor

TAHESHA WAY
Secretary of State

SHEILA Y. OLIVER
LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director

**New Jersey State Planning Commission
Plan Implementation Committee
Minutes of the Meeting Held on January 19, 2022
Zoom Video Conference**

CALL TO ORDER

Chairwoman Robinson called the January 19, 2022 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:34 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
Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of Community Affairs
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

Director Rendeiro commented that for the for the benefit of the members and the public, the office neglected to put on the agenda the October minutes that had not yet been approved. The minutes you received in your package included comments from members of the Committee and late yesterday, we received some minor comments from Nick Angarone, which we have included.

Chairwoman Robinson asked for a motion to approve the Minutes with corrections of the October 20, 2021 meeting. Danielle Esser made the motion; seconded by Sean Thompson. The October 20, 2021 minutes were approved.

Chairwoman Robinson asked for a motion to approve the Minutes with corrections of the November 22, 2021 meeting. Danielle Esser made the motion; seconded by Nick Angarone. The November 22, 2021 minutes were approved.

CHAIRWOMAN'S COMMENTS

Chairwoman Robinson commented that as we move forward to 2022, we have made a lot of strides in 2021, in spite of not being able to meet in person, the mission was moving forward. The Chairwoman thanked each and every one for their commitment to this cause and that we certainly have a lot to look forward to in 2022.

EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro commented that the SPC Centers are included in the Governor's Appendix in his new Executive Order 283 that reinstated the public health emergency. The Centers have been extended for the duration of the new public health emergency. We continue to look into asking the DAG for an opinion because in the executive order, it allows agencies to amend the executive order. We are looking into not extending those municipalities that have either specifically communicated their desire to allow their Centers to expire or have not been active for about two years. This information should be ready to be presented to the full commission meeting in two weeks. But generally, our Centers have been extended as a result of the Governor's executive order.

NEW BUSINESS

Allentown Plan Endorsement Recommendation

Director Rendeiro began by introducing the proposal to move Allentown Plan Endorsement to the SPC. She explained that we are ready to move a recommendation for endorsement to the PIC. In addition, we are ready to present Upper Township as well. We did make a couple of changes to the maps from what was presented to the Committee previously, but we don't believe the changes change the direction of what the state agencies are looking for and what the Township is looking for. There are not enough changes to require an action on the part of the PIC. If all goes well and everybody agrees, we will be bringing both Allentown and Upper Township to the State Planning Commission for endorsement at the February meeting. The Director announced that Lisa Avichal will be presenting Allentown. Allentown is a great town, an historic town. There were very few items that were of concern. In fact, there was nothing substantial. The township has been very good in terms of responsiveness and

doing what they need to do to keep the flavor and the culture of their town in all of their planning documents. I granted a waiver from some of the visioning steps within Plan Endorsement last month.

Director Rendeiro referred to Lisa Avichal for the presentation.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/allentown-recommendation-report-1-14-22.pdf>

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/allentown-draft-pia-1-14-22.pdf>

Lisa said that we were notified late last night from DEP about change to one of the items listed in the draft. It was in regard to staying compliant with the NFIP, that item was already listed in the draft PIA. The only thing that needed to be changed was a deadline. The deadline was originally from a year to three years and now it's going to be mid to late July. I notified the borough of this change this morning. And they do not think it's going to affect the council's decision to approve the PIA after the January 25 meeting.

Director Rendeiro commented that Allentown is a really nice borough. It has some great historic structures, farmland and a great walkable downtown. And that they are doing everything they can to keep it that way.

Commissioner Esser commented that on the beginning of the presentation on the first paragraph, first sentence referred as the borough. She suggested to say Allentown or borough.

Commissioner Esser thanked Allentown for participating and working with the State Planning Commission and the Office for planning advocacy.

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to approve and move the recommendation to the SPC, Nick Angarone made the motion, and Danielle Esser seconded the motion. With no further discussions or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (5) Danielle Esser, Susan Weber, Nick Angarone, Sean Thompson, Shanel Robinson. Nays: (0). Abstains: (0). the recommendation was approved.

Upper Township Update

Director Rendeiro began by introducing the update. When we brought up to the PIC in November, we still had one mapping issue that we need needed resolution that would allow the borough to move forward on their redevelopment activities but will still protect the areas that DEP is concerned with. If you look at the map, when we left it last, it was left to my discretion as to whether it had to come back from to the PIC. I really don't think this changes any of the direction either from our state agency partners or the Township, but I thought it was important for you to see what change we made before we brought it to the SPC.

The area that is blue and green, was presented previously as a full PA-5 for that whole area. What we were able to agree to is the area in blue was changed back to a PA-2. It is currently a PA-2 but we added a CES over it to recognize the flood hazard area. Currently right now the CES on a PA-2 is informational and doesn't prevent development. But it does identify that it's a critical area because it's in a flood hazard area. We felt it was important to make that area a PA-2 because it was adjacent to the former BL England redevelopment site. The redevelopment site has been approved by the DCA as a redevelopment area. In addition, it's an area that the wind farm conduit is going to be going through. The township is also looking to develop some water dependent uses along the coast as well as some waterfront restaurants. While we recognize that restaurants in and of themselves are not water dependent, if it's near the Jet Ski area. That use is water dependent and DEP has recognized that there are some water dependent uses that have to be on the coast (for sample Jet Ski rentals).

Upper is looking to do some development there, understanding that they will have to comply with all the DEP permits. There is no formal plan right now. So we can't pinpoint exactly what they want to do. We felt it was important to recognize that this is their only economic development opportunity. The area in the middle that is sort of a greenish color will remain a PA-5. It was previously presented as a PA-5, it's a tree farm. There is habitat on the tree farm, but there is no existing threatened or endangered species on the site that we know of today. Because of that habitat, DEP wants that to remain a PA-5. I will say that Upper would have liked to have seen that go back to a PA-2, but we left it as a PA-5 because as I said before, their redevelopment plan is not fully vetted, it's going to be a couple of years before they figure out if they need any piece of that. If sometime in the future, they are looking to use some of that they will they can always come back for a map amendment. At this point, we don't see a need to make it a PA-2. Having the CES over the area while changing it back to the PA-2 does identify that there is some environmental feature that needs to be paid attention to. However, it is informational at this point. With the changes to the NJPACT rules, it is possible that will change. As far as we know, the proposed rules are not going to be retroactive. The PA-2 with the CES will allow them to do some amount of development there.

Director Rendeiro asked Nick Angarone if he had anything to add or any comments. Mr. Angarone did not have any additional comments. The Director said that unless anybody has any concerns or wants to make any comments, we are prepared to move to the Commission as well for the February meeting.

Danielle Esser informed the PIC members that she will not be able to be present at the February SPC meeting.

Director Rendeiro said that there is no need to vote because we had the vote from the last time that allowed us to go to directly to the SPC. This was informational just so that the PIC is aware of what's going to be presented in February.

Chairwoman Robinson said that in summary for the public, we had given Donna the okay to move forward with what she presented this morning allowing for the recommended changes regarding changing the previously presented PA-5 back to PA-2. That's why we're not going to do a vote.

The Director commented that if the full Commission agrees, we will be able to endorse two communities in the February meeting. She said that there are a number of municipalities that are on their heels. I would expect particularly in the first half of this year, there will be more activity. The 12 municipalities in Burlington County are moving along. We're in the opportunities and constraints stage in probably half of them. Some are moving along nicely and there a few others that are not far behind. So probably shortly we'll be able to have several more come to the PIC and ultimately to the SPC.

Chairwoman asked the Director if there were any submissions from the public. The Director responded that no prior submission from the public were received.

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 Danielle Esser. All were in favor. The meeting was adjourned at 10:12 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary
State Planning Commission
Dated: February 16, 2022

ATTACHMENT A

**NEW JERSEY STATE PLANNING COMMISSION
PLAN IMPLEMENTATION COMMITTEE
ATTENDEES
JANUARY 19, 2022**

Keisha Cogdell - Register Nurse, United Health Care

Jelena Lasko - NJDOT

Rachel D. - NJDA

Erica Lockhart - NJBAC, Communications

Jonathan Sternesky – NJHMFA, Manager of Policy and Legislative Affairs

David DuMont – NJDEP

Matt Baumgardner - NJDEP

Levi Klinger-Christiansen - DAG

Sudhir Joshi

Keith Henderson

A. Soriano