



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Executive Director/Secretary

Resolution No. 2021-14
Page 1 of 3

Date: September 1, 2021

R E S O L U T I O N

**AUTHORIZING AN AMENDMENT TO THE STATE PLAN POLICY MAP IN LOWER ALLOWAYS CREEK
TOWNSHIP, SALEM COUNTY**

WHEREAS, pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. (the Act), the State Planning Commission (the Commission) has prepared and adopted a State Development and Redevelopment Plan (the State Plan) which includes a State Plan Policy Map; and

WHEREAS, the Commission is empowered, pursuant to N.J.S.A. 52:18A-203, to adopt rules and regulations to carry out and implement its statutory responsibilities and purposes; and

WHEREAS, pursuant to its authority under N.J.S.A. 52:18A-203, the Commission has adopted regulations set forth in N.J.A.C. 5:85-8.3 et seq., that establish a process for amendments to the State Plan Policy Map of the State Plan as a means to implement the State Plan and to foster cooperation and coordination of planning activities between State agencies and county and local governments; and

WHEREAS, on April 16, 2021, PSEG, a private petitioner authorized by N.J.A.C. 5:85-8.3(c), petitioned the Commission to annex the pre-existing Heavy Industry-Transportation-Utility Node in Lower Alloway's Creek Township, Salem County, with approximately 151.4 acres of land; and,

WHEREAS, the proposed map amendment will encompass Phase II of a two-phase project that will support the South Jersey Wind Port Project; and,

WHEREAS, the State Development and Redevelopment Plan defines Heavy Industry-Transportation-Utility Node as heavy industry (for example, petrochemical), transportation (for example, airports, seaports, and railyards), or utility facilities and activities that meet a regional need and that as a result of their vast scale or given the nature of their activities cannot meet acceptable performance standards for locating in Centers.

WHEREAS, public notice of the proposed map amendment was made by PSEG pursuant to N.J.A.C. 5:85-1.7(g) and property owners within 200 feet of the proposed map amendment were mailed notice of the map amendment and notified that the proposed map amendment was on the New Jersey State Plan Commission website at <https://www.nj.gov/state/planning/mapping.shtml> and at the office of State Planning Advocacy, State Planning Commission, New Jersey Business Action Center, Office of Planning Advocacy, Department of State, P.O. Box 820, Trenton, New Jersey; and

WHEREAS, the enclosed Staff Report (attached hereto as Exhibit A) outlines the Office of Planning Advocacy's analysis of the Map Amendment Petition that was used in determining recommended boundaries as part of the proposed State Plan Policy Map amendment; and

WHEREAS, the findings and recommendations contained in the Staff Report are incorporated by reference as if set forth at length herein; and

WHEREAS, the Office of Planning Advocacy received one public comment, a letter of objection to the Petition from a member of the public primarily with concerns about the existing nuclear power plant which is adjacent to the proposed map amendment site; and

WHEREAS, the Office of Planning Advocacy received one comment from the United States Fish and Wildlife Service asking that the Phase I of the project utilize dredge materials for wetland restoration; and

WHEREAS, the Plan Implementation Committee met at public hearings, noticed to the public in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 to -21, on May 19th, 2021 and August 18th, 2021 to discuss the proposed map; and

WHEREAS, on August 18, 2021, the Office of Planning Advocacy staff recommended approval of the Petition to the Plan Implementation Committee to expand the existing Node, pending no further public comment; and

WHEREAS, on August 18, 2021 the Plan Implementation Committee voted in favor of moving the Petition to the Commission for approval, pending no further public comment; and,

WHEREAS, the Executive Director reviewed the comments from relevant State agencies and the public and, in consultation with relevant State agencies, has determined that the amendment proposed by the Office of Planning Advocacy staff is consistent with the goals of the State Plan; and

WHEREAS, the public comment period ended on August 29, 2021, with no further public comment other than what has been identified and presented to the Plan Implementation Committee (attached hereto as Exhibit B); and

WHEREAS, the Commission has reviewed the Executive Director's recommendation and supporting documentation, including the Staff Report and public comments, and affirms that the proposed map amendment is consistent with the goals of the State Plan.

NOW THEREFORE BE IT RESOLVED that the Commission hereby authorizes a State Plan Policy Map amendment to expand the existing Heavy Industry-Transportation-Utility Node at Artificial Island to include land within Block 26, Lot 2 Block 26, Lots 4 and 5 as shown on the attached map (Exhibit C) on the official Tax Map in Lower Alloway's Creek Township, Salem County; and

BE IT FURTHER RESOLVED, that the Executive Director and staff of the Office for Planning Advocacy are hereby authorized and directed to execute such documents and to take such other actions as may be necessary or appropriate for the implementation of this Resolution.