



*State of New Jersey*  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
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CHRIS CHRISTIE  
*Governor*

GERRY SCHARFENBERGER, PH.D.  
*Director*

KIM GUADAGNO  
*Lieutenant Governor*

**New Jersey State Planning Commission  
Minutes of the Meeting Held on October 16, 2013  
State House Annex  
Committee Room 1  
125 West State Street, Trenton, New Jersey**

**CALL TO ORDER**

Chair McKenna called the October 16, 2013 meeting of the New Jersey State Planning Commission (SPC) to order at 9:46 a.m.

**OPEN PUBLIC MEETINGS ACT**

Deputy Attorney General Don Palombi announced that notice of the date, time and place of the meeting had been given in accordance with the Open Public Meetings Act.

**ROLL CALL**

**Members Present**

Kenneth Albert, Public Member  
John Eskilson, Public Member  
Monique Purcell, Designee for Douglas Fisher, Secretary, Department of Agriculture  
Elizabeth Vouk, Designee for Lt. Governor Kim Guadagno, Department of State  
Joyce Paul, Designee for Richard Constable, Commissioner, Department of Community Affairs  
Marc Larkins, Chief Executive Officer, Schools Development Authority  
Liz Semple, Designee for Bob Martin, Commissioner, Department of Environmental Protection  
Andy Swords, Designee for James Simpson, Commissioner, Department of Transportation  
Edward McKenna, Chairman, Public Member

**Members Not Present**

Michele Brown, Chief Executive Officer, NJ Economic Development Authority  
Shing-Fu Hsueh, Mayor, West Windsor, Public Member  
Thomas Michnewicz, Public Member

**Others Present**

(See Attachment A)

## **PLEDGE OF ALLGIANCE**

Chair McKenna asked everyone to stand for the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chair McKenna asked for a motion to approve the Minutes of the August 21, 2013 meeting. Vice Chair Eskilson made the motion. Commissioner Vouk asked for an amendment to the minutes requesting that on page two under the Director's Report that the date for the IAWG meeting be corrected to reflect that the meeting was held on August 14, 2013 and not August 21, 2013. The motion along with the amendment was seconded by Commissioner Purcell. With no further discussion, Chair McKenna, asked for a roll call vote. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Elizabeth Vouk, Joyce Paul, Marc Larkins, Liz Semple, Andy Swords, Ed McKenna. Nays: (0). Abstains: (0). The minutes were approved as amended.

## **CHAIR'S COMMENTS**

There were no comments at this time.

## **DIRECTOR'S REPORT**

Director Scharfenberger reported that since the last State Planning Commission meeting, the Office for Planning Advocacy (OPA) has continued to work on a number of ongoing projects.

The most ambitious initiative that OPA has undertaken is a study of vacant corporate campuses in New Jersey and how to go about repurposing them. To that end, OPA has devised a multi-step process to assist municipalities and property owners in reinvigorating these dormant facilities.

### **STEP 1 - Identify the Opportunities**

BAC, through OPA will coordinate with internal and external contacts to identify specific vacant corporate campuses in various regions of New Jersey that can be used as pilots.

### **Step 2 – Prioritize and Select Pilots**

Establish defensible prioritization methodology. Run each opportunity identified in Step 1 through the priority system based on the information gathered. Offer "Revisioning Services" to up to 6 "pilot" corporate campuses throughout the State. Prioritization will consider fair statewide distribution of these offers. Municipal and property owner willingness to participate in the pilot will be required.

### **Step 3 – Build a Private – Public "Team" for Each Pilot**

### **Step 4 – "Team" Generated SWOT Analysis for Each Pilot**

### **Step 5 – Based on SWOT Analysis, Create Consensus-Based Action Plan for Each Pilot**

### **Step 6 – Activate Action Plan (short – mid – long term actions)**

### **Step 7 – Analyze Lessons Learned / Develop Report Process and Document Replicable Success / Consider Institutionalizing Program into BAC Operations (TBD)**

OPA has also continued to work on the commercial node designation for Bass River Township, preparing the register notice, resolution and notification letter and distributing these items per the rule. It is anticipated that the notice will be printed in the near future.

Three amendments to currently endorsed plans are in the pipeline including:

Brick Township -- The Township is submitting a biennial review. They are rethinking some of their boundaries and zoning densities as they recover from Superstorm Sandy. OPA will have more information once the biennial review and the petition to amend the endorsed plan is submitted.

Middle Township -- The Township will be submitting a biennial review including an amendment to the endorsed plan. The amendment will propose modifications to the center boundaries because of 27 lots that are adjacent to but outside the center and sewer service areas. Some of these parcels have a sewer producing structure on site. After discussing the matter with DEP and OPA staff, the Township has decided to address eight of these parcels with the amendment to an endorsed plan process and eighteen parcels will be addressed with the site specific amendment process per N.J.A.C. 7:15-3.4.

Woolwich Township -- The Township is rethinking their TDR strategy because a significant portion of farmland in the sending area has been preserved, reducing the transfer potential. Staff from DEP, DOT, DOA and OPA have been meeting with Township officials to discuss opportunities the Township experiences demographic and market shifts.

OPA is also working with Choose NJ to identify a 20-50 acre site for a mixed use (commercial, residential, office space and hotel) redevelopment project within one hour of NYC. The developer needs a location with good public transportation access and close to major highway networks. By utilizing SiteMart, the Brownfields on-line searchable database, OPA has identified a dozen potential sites. A two day site visit by the developer is being scheduled to look at those sites, and to meet with both property owners and municipalities.

The next IAWG meeting scheduled for October 21 at the EDA building in Camden, has been canceled due to the federal government shutdown and will be rescheduled. The municipalities scheduled to participate are the City of Camden and possibly the City of Bridgeton.

In closing, Mr. Scharfenberger once again thanked the members of the Commission, the Administration and State Agencies for all of the support and assistance they provided to OPA on its various initiatives.

## **NEW BUSINESS**

### **Resolution No. 2013-08 Supporting Somerset County's Strategic Investment Framework**

Chair McKenna commented that at the last meeting Somerset County gave a great presentation on their Strategic Investment Framework. At that time, it was suggested that the SPC pass a resolution supporting Somerset's work and for the framework to be used as a model for other counties.

Chair McKenna asked for a motion on the Resolution No. 2013-08. Vice Chair Eskilson made the motion and it was seconded by Commissioner Albert. With no further discussion, Chair McKenna, asked for a roll call vote. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Elizabeth Vouk, Joyce Paul, Marc Larkins, Elizabeth Semple, Andy Swords, Ed McKenna. Nays: (0). Abstains: (0). Resolution No. 2013-08 was approved.

### **Resolution No. 2013-09 Approving the Petition for Plan Endorsement Submitted by the Borough of Wrightstown (Burlington County) Designating a Town Center by Karl Hartkopf, Planner**

Mr. Hartkopf provided a brief PowerPoint presentation on Wrightstown's petition. During the presentation, Mr. Hartkopf discussed the key events that brought Wrightstown before the SPC. He briefly discussed the history of the military base. He also noted that the Borough purchased a 42 acre

site from the military, which is a critical piece of the Borough's redevelopment efforts. He further explained that the Borough hopes to bring services to the area independent of the base activities, but that are also utilized by the base residents and personnel thereby creating a regional center. It was noted that due to the size of the Borough a town center designation was being requested, but the hope was that the Borough would serve as a regional center.

Mr. Hartkopf explained that the Borough entered the pre-petition and petition process in 2009 and that they have been doing planning for a little over a decade. Mr. Hartkopf further explained that the Planning and Implementation Agenda (PIA) for the Borough contained 100 items called out by the Borough in their Master Plan. The State agencies also added a few items.

Mr. Hartkopf also noted that during the 10 step process, the Borough received a partial waiver for visioning. A delay in the process allowed the town to continue to do their planning. He explained that the report before the SPC actually contains three reports in one: the Opportunities and Constraints Report, a Consistency Review, which determined that the Borough was consistent, and the Recommendation Report.

Mr. Hartkopf explained that the Borough had completed a nine element Master Plan that synthesized most of their challenges into a cohesive action plan. The planning on behalf of the Borough accounts for nearly 1,000 pages of their own planning work. He further noted that the military had also completed a Joint Land Use Study culminating in 2,000 pages of regional planning to protect base interests and taking into account the region's municipalities, including Wrightstown. It was also noted that very little planning needs to be completed and that the PIA allows for further planning and tweaking.

Mr. Hartkopf reviewed the demographics of the Borough explaining that it was a small community fighting an uphill battle because of its medium income and a higher poverty rate. It was noted that if the 50,000 +/- people who are on the base, both military and civilian, were to be included there would be a much higher income rate.

Mr. Hartkopf also explained that the Borough, as well as the surrounding towns have designated a number of redevelopment areas thereby, creating a regional redevelopment cluster. He also noted that once TDR or non-contiguous clustering occurred there might be an opportunity for a southern piece of North Hanover as well as a piece of Springfield to create an additional extended center. The development can then be captured in the center thereby allowing the State to focus incentives and infrastructure activities in those areas.

The Borough would like to do a mixed-use development on the 42 acres purchased from the military, possibly allowing for medical facilities, movie theaters as well as higher-end residential units.

Mr. Hartkopf explained that both water and sewer supplies were adequate for at least the early phases of development. He also noted that no planning area changes were being requested and that the Borough requested a town center designation. Lastly, he noted that the BAC will continue to assist Wrightstown.

Chair McKenna asked for questions or discussion from the SPC members. Chair McKenna noted that both the Borough and OPA staff did a lot of work and the accomplishments were impressive. Chair McKenna opened the floor for public comment.

Mayor Tom Harper of Wrightstown Borough noted that he was in his 13<sup>th</sup> year as mayor and that there have been two projects that he has been working on during his tenure, one being the development plan for the 42 acre site and the other being the redevelopment plan started by the previous mayor. He noted that he feels the development plan is the best thing for the Borough. He acknowledged the work done by Rick Ragan from Ragan Design Group. He also noted that the Borough is very small

with limited resources and that he has surrounded himself with a lot of great people such as his planner, engineer and attorney. Taking their good advice has got the Borough through the process and to where they are now. He thanked the SPC for their support.

Chair McKenna congratulated the Mayor on producing a great product.

Rick Ragan commented that Wrightstown is the little town that could. Mr. Ragan commented that Wrightstown was small in population and did not have a lot of wealth, but was the front door to the military base. He also noted that the Borough was the only town in the region with available water and sewer. In addition, the Borough is the central focus for Springfield, North Hanover, New Hanover and the agrarian communities that come to Wrightstown for the town center experience.

Mr. Ragan further commented that military personnel currently go to Bordentown or Cherry Hill for hotel space. The squadron leaders would love to be within two minutes of the base. There is a lot of interaction with the military for positive changes within the Borough. He noted that the makeup of the Borough has also changed with liquor licenses being reduced to less than ten, all of which bode well for the Borough as it attempts to reinvent itself.

Lastly, Mr. Ragan thanked the SPC, Mr. Hartkopf and all of the staff that worked on the petition.

With no further questions or discussion, Chair McKenna asked for a motion on Resolution No. 2013-09. Commissioner Purcell made the motion and it was seconded by Commissioner Albert. Chair McKenna asked for a roll call vote. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Elizabeth Vouk, Joyce Paul, Marc Larkins, Elizabeth Semple, Andy Swords, Ed McKenna. Nays: (0). Abstains: (0). Resolution No. 2013-09 was approved.

**Resolution No. 2013-10 Approving the Petition for Plan Endorsement Submitted by the Regional Center Partnership of Somerset County Inc. (Twp. of Bridgewater, Borough of Raritan and Borough of Somerville) Designating a Regional Center By Barry Ableman, Planner**

Barry Ableman provided a PowerPoint presentation on the Somerset Regional Partnership's petition for Plan Endorsement.

Mr. Ableman noted that the Somerset Regional Center has been in existence even before the first State Plan was adopted. Shortly after coming before the SPC in 1996, the Somerset Regional Partnership, Inc. was formally created. The group continues to meet on a bi-monthly basis working together on planning issues.

Mr. Ableman explained that the Partnership came to the office for a pre-petition meeting in 2007 and has since completed all the items in their action plan. The petition was presented to the PIC in August, where it was approved to go before the full SPC.

The regional center consists of existing communities that have more growth and development planned. The Partnership was essentially requesting tweaks to the boundaries of the original designated center. In addition, through agreements the towns have agreed to acknowledge all of the environmental portions of the regional center while at the same time, opening up and protecting the waterfront along the Raritan River. In addition, the municipalities have been conserving lands. They are in phase one of the WQMP process and are in the process of completing the work required by DEP. All three towns have plans for economic development in terms of both growth and development. At the same time working directly with each other while understanding what their neighbors are doing. On the environmental side greenways have been developed along the Raritan River and Peters Brook, they will be addressing a superfund site in Bridgewater and working to bring people back to the river in Raritan. The towns continue to address public access to facilities, such as the Mountain Avenue Pedestrian Bridge, enabling walkable access to the Bridgewater Commons

Mall. All three towns are addressing affordable housing in their respective communities.

Lastly, Mr. Ableman commented that both the PIC and the OPA encourage a positive recommendation for the regional center and that the towns and county should be commended for their cooperative efforts.

Chair McKenna opened the floor for public comments.

James Ruggieri from the Somerset County Planning Board and the Regional Center Partnership of Somerset County commented that Bob Bzik, the planning director for Somerset County, would have liked to be present but was currently out of the office on leave. Mr. Ruggieri commented that it has been a great pleasure working with the Office for Planning Advocacy and Mr. Ableman. In addition, the public/private Partnership has been great and would like the Partnership to serve as a role model for others towns. The Partnership's accomplishments show that towns can work together while still maintaining home rule, maintaining their distinct character and identity yet realizing that traffic and water transcend municipal boundaries.

Troy Fisher, Chair, Regional Center Partnership thanked the Commission noting that the towns have been working together over a number of years and appreciates the relationship that the three municipalities have with the county. He noted that Mr. Bzik's group seems to be at the forefront of pushing different planning initiatives and sharing information with the towns. He expressed thanks and congratulated everyone for their work on the petition.

Chair McKenna offered congratulations and commented that the Partnership, the towns and county should be applauded for all their great work over such a long period of time.

With no further questions or discussion, Chair McKenna asked for a motion on the Resolution No. 2013-10. Vice Chair Eskilson made the motion and it was seconded by Commissioner Purcell. Chair McKenna asked for a roll call vote. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Elizabeth Vouk, Joyce Paul, Marc Larkins, Elizabeth Semple, Andy Swords, Ed McKenna. Nays: (0). Abstains: (0). Resolution No. 2013-10 was approved.

## **PUBLIC COMMENT**

Rick Ragan commented that he would be remiss if he didn't introduce Mara Wuebker who was the principal planner on the Wrightstown Master Plan and who also spent numerous hours with Mr. Hartkopf. He wanted Ms. Wuebker to be recognized for her work.

Helen Heinrich, New Jersey Farm Bureau commented that the Farm Bureau has been very concerned about Woolwich's TDR strategy, as mentioned in the Director's Report. She explained that the Farm Bureau's policy has been to support the farmers in town. She noted that the 4,000 acres included in the sending area were down zoned to 15 acre parcels. To date, there has been no development offers that would make TDR happen, which has the Farm Bureau concerned. Therefore, the Farm Bureau thought that when the TDR plan came up for review it might be a good time to eliminate TDR and go back to the original zoning or make different plans. She is glad to hear about the coordination efforts with the Township, OPA and State agencies, but noted that more information was needed.

Elaine Clisham, New Jersey Future commented that NJ Future was in support of the SPC's resolution supporting the Somerset County Strategic Investment Framework. She noted that NJ Future has been a fan of the strategic investment framework, but was concerned about the idea of a State Plan with no map and that used only descriptive criteria. Somerset County proved that it can be done. The criteria can be adapted to specific circumstances and turned into a clear and easy to read map. New Jersey Future applauds Somerset County for doing that and for showing the way for other

counties. She further noted that as mentioned in the Director's Report this morning, Somerset has already used their strategic investment framework to start the work on identifying distressed office properties in the County to determine potential revitalization options for them. New Jersey Future is in support of the framework, and is confident that when the State Strategic Plan is adopted it will only strengthen Somerset's framework model for other counties to use going forward.

Laurette Katrina, Somerset County Planning Department commented that she managed the development of the county investment framework for Somerset. She thanked everyone for their support. She expressed how important and how much Somerset County appreciated the resolution. The planning department was grateful for the opportunity to collaborate with the ideas in the draft State Strategic Plan. She also noted that the county investment framework is the guide going forward for all of Somerset's planning and is the foundation for the county's updated County Strategic Plan. Lastly, she noted that the planning department has been meeting with and helping other counties that have begun using Somerset's framework as a model. Again, she thanked the SPC on behalf of the Somerset County Planning Department and the staff for this honor.

### **COMMISSIONER REPORTS**

Chair McKenna expressed his thanks to all OPA staff for keeping the faith and for doing great work. He noted that the resolutions adopted were evidence of what the office was doing. It is also evident of the good planning that is currently going on around the State.

### **ADJOURNMENT**

With no further comments from the SPC or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Vice Chair Eskilson and seconded by Commissioner Paul. All were in favor. The meeting was adjourned at 10:25 a.m.

Respectfully submitted,



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Gerry Scharfenberger, Ph.D.  
Secretary, State Planning Commission

Dated: October 23, 2013

