



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

**New Jersey State Planning Commission  
Minutes of the Meeting Held on October 6, 2021  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the October 6, 2021 video conference of the New Jersey State Planning Commission (SPC) to order at 9:30 a.m.

**ROLL CALL**

**Members Present**

Danielle Esser, Director of Governance, NJ Economic Development Authority (arrived at 9:35 a.m.)  
Douglas Fisher, Secretary, Department of Agriculture  
Edward J. McKenna, Vice Chair, Public Member  
Andrew Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation  
Elizabeth Terenik, Public Member  
Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities  
Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection  
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs  
Shanel Robinson, County Commissioner Director, County Member  
Bruce Harris, Municipal Member  
Stephen Santola, Public Member  
Thomas Wright, Chairman

**Others Present**

See Attachment A

**OPEN PUBLIC MEETINGS ACT**

It was announced that notice of the date, time and place of the meeting had been given in accordance with the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

Chairman Wright asked everyone to stand for the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chairman Wright asked for a motion to approve the minutes, with non-substantial corrections, of the September 1, 2021. Commissioner Harris made the motion, and it was seconded by Vice Chair McKenna. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Frank Gaffney, Douglas Fisher, Bruce Harris, Nick Angarone, Edward McKenna, Sean Thompson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (1) Andy Swords. The September 1, 2021 minutes were approved.

## **CHAIR'S COMMENTS**

The Chair is looking forward to the EDA presentation. The best economic development strategy for communities is to have thriving and livable communities, clean air and water, and extraordinary infrastructure. Keep in mind those big issues, particularly infrastructure, and the federal infrastructure bill that could be transformative for New Jersey.

Closer to home, congestion pricing is a public policy that we need. Road space is limited in metropolitan areas and cities and without regulation, we do not utilize the road space efficiently. Other cities and regions are watching closely what we do. There is controversy on New Jersey crossings. Historically, NJ commuters have had to pay to cross but Westchester and Long Island commuters have been able to avoid tolls. It is hopeful that there will be offsets to NJ commuters. The GW Bridge is still an open item that is being discussed. Please let your voices heard at the public hearings coming up.

## **EXECUTIVE DIRECTOR'S REPORT**

The Office received official notification from the Court that the appeal of the map amendment for Holmdel Township has been withdrawn. As a result, this matter is closed.

The full time Return to the Office date for the Office is on schedule for October 18 to coincide with the Governor's Executive Order requiring all state employees to be fully vaccinated by that date (or be subject to at least weekly testing). We are officially back on a hybrid basis as of October 4 with OPA in the office on Tuesdays and Thursdays for the first two weeks of October.

My recommendation for the GIS specialist was submitted on September 2. We anxiously await approval.

The New Jersey Council of County Vocational-Technical Schools (NJCCVTS) recognized Melanie Willoughby with the CTE Leadership award for her invaluable support toward expanding and enhancing technical education. The Council is a non-profit association, created by state law, which represents the 21 New Jersey county vocational-technical school districts.

Walter Lane will be heading the new Somerset County Office of Planning, Policy and Economic Development. The Planning Division is being merged with the Office of Economic Development and the Countywide GIS resources are being moved to the new office. He will report directly to County Administrator and will be part of the senior management team at the County. This change will give him the ability to advance many of the planning efforts (County Plan Endorsement) we have underway and he is looking forward to continue to work with us in the coming years.

Monique Purcell, a co-worker for many years at the Department of Agriculture is retiring, at the end of the month.

Since the September 1 SPC meeting:

- North Plainfield submitted their prepetition materials, meeting scheduling is underway
- Red Bank's prepetition meeting was held, MSA is in process
- Middle Township has submitted their MSA
- Palmyra completed their MSA
- Morristown submitted their amended PIA, currently under review by State agencies
- Vernon's map amendment has been sent to OAL for publication in the NJ Register
- PSEG map amendment notice is underway

On today's agenda is a status of Upper Township's process and a request for a waiver will be presented. The request for a waiver of the Opportunities and Constraints Report and the Consistency Review is driven by the current status of their planning as well as OPA's proposal to utilize Upper as a test case for the proposed re-endorsement rules currently anticipated in the rule update.

Staff is in process of compiling the formal rule proposal, along with the required forms.

On the agenda today is a presentation by Matt Blake on the resilience guidance document. While it is anticipated to be a tool for PE communities, it is replicable to others.

The Office facilitated a meeting among OPA, Rutgers and FEMA to discuss how to leverage both training programs. A good conversation was held and several implementable ideas were generated. Follow up work will continue so that we can provide the best combination of training programs to our municipalities.

OPA has a meeting with Rutgers next week to discuss the new students and new towns that will be eligible for Resilience Corps technical assistance.

The first NJCRC/JCNERR held its first "Coffee Chat". DEP presented their "toolkit" website. After the presentation, the group broke into subgroups. Some discussion occurred, but it was anticipated that it would be more information sharing and less presentation. We will provide feedback suggesting that.

We will be scheduling the Rutgers data tool demonstration for the second half of October. If you have not done so already, please let me know if you would like to attend.

We are in the process of finalizing a warehouse sprawl policy. Once a draft is finalized, we will vet the policy with a small group of stakeholders prior to requesting comments from a larger group. This policy can will put the SPC in a good position when and if the Senate Bill 3688 is passed as is currently written. If not, it will represent an SPC policy statement that can be used as voluntary guidance for counties and municipalities.

DEP planning staff and OPA met on September 22 to hold a brainstorming session to discuss the issue of Center designation in vulnerable areas. We came away with several action items that have been identified as needing further research. We will meet again on October 6 to review the results of those items and discuss next steps toward developing a policy.

The Climate Change IAC met on September 13. I presented the Strategy's actions that involve the SPC either directly or indirectly. I reached out to the other State Department's division directors to solicit where they can participate in the Strategy. While most actions are land use based (and therefore SPC driven), other departments can assist in communicating the message and other opportunities. Additionally, I have agreed to be a member of the governance sub-committee, along with four or five others to develop a governance policy for the IAC. That sub-committee of the Climate Change IAC, met and we developed several good suggestions that DEP representatives are now compiling into a document to be presented to the full IAC.

The Executive Director participated in a Cabinet meeting to discuss the status of DEP's Climate Change Strategy and to present several current and updated studies to inform on climate change.

The South Jersey Transportation Planning Organization (SJTPO) approved its Transportation Improvement Plan (TIP). The SJTOP region has higher African American and higher EJ percentages than the averages of both New Jersey and the nation, in addition to higher low-income populations, more zero vehicle households, more people over 75 years old and more people with disabilities. This area needs additional focus, as we get deeper into the equity discussion.

Because of an issue that surfaced at Princeton's prepetition meeting, we held a meeting with BPU and Princeton to discuss Princeton's desire to bury their utility cables. A good initial discussion was held regarding the obstacles and issues and have developed next steps. Those next steps include BPU preparing a report to elevate the request within BPU, identification of funding sources and the development of a cost/benefit analysis. The BPU report was completed and is under consideration at BPU. It is hoped that the utilities will become willing partners in a number of ways in the name of resiliency and hazard mitigation. This is likely a longer-term effort and we will follow up with BPU in about 30 days.

An introductory call is scheduled on October 5 with the Executive Director, the Israeli Commission and an Israeli company, Mobileye that works with 16 automobile manufacturers and are in 65 million vehicles. They work with virtually every automaker in the world installing collision avoidance systems but they also collect enormous volumes of data from their cameras and sensors that is extremely useful for state planning purposes. The exploration will determine if there are any synergies that can be developed with State Planning and the autonomous vehicle industry.

The Executive Director participated in a discussion with EDA and Treasury regarding a developer's proposal for a solar site on a currently owned state property in Marlboro. While it has been determined that the property is not viable for sale, we held a discussion whereby any future state-owned property of greater than 100 acres will be identified for possible development as a utility sized solar site.

The regular DVRPC Board met on September 23 and, as anticipated, approved the long-range plan for the region. The Executive Director participated in a DVRPC facilitated discussion on mortgage disparity. DVRPC is beginning the planning process for their bi-annual TCDI grant program with a planning call on September 27. The TCDI program provides mid-sized grants to municipalities to address local land use issues. Most notable administrative change is that DVRPC is looking to eliminate the local match. We have been asked again to participate in the review committee for New Jersey.

The Executive Director will be speaking on October 15<sup>th</sup> at a German-government sponsored conference to be held at Rutgers that is planned to be an "information sharing" collaboration between officials in German officials in the Ruhr Region and New Jersey officials to discuss climate change, underserved communities, brownfield issues and how land use policies can be utilized to address these issues.

The Office will be participating in two sessions at the League of Municipalities Conference in November. The first will be led by the Office and will focus on the technical assistance that we provide in partnership with FEMA and Rutgers. The second session will include OPA staff that will present at a Sustainable Jersey session regarding the partnership we have with Sustainable Jersey. Additionally, Meghan Wren will participate in a third session, representing her position of Downe Township's Green Team Chair.

As part of our newsletter process, it was determined that some items of interest cannot wait until the next issues. As a result, we developed an "OPA alert" to publish funding opportunities. The first was sent on September 27 to publish a Brownfields grant program.

Secretary Fisher spoke about Monique Purcell. He added that she is an invaluable resource in a variety of capacities and she will be missed. The Chairman voiced support and congratulations for Monique.

## **PRESENTATION**

Paul Ceppi Managing Director of Business Development spoke about the current status of EDA's incentive programs and answered questions. His presentation can be found here:

<https://www.njeda.com/financing-and-incentives/#programs>

Commissioner Robinson commented about Walter Lane. Congratulations on the great move. He has certainly been a great asset for Somerset County and the State. We look forward to your work in your new role.

Matt Blake presented to Resiliency Guidance Document. It was not presented to the PIC, nor are we asking for approval because we are not recommending a new policy. We are simply coordinating existing DEP policy and other references. We received two public comments and amended as appropriate.

The Resilience Guidance Document can be found here:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/njbac-municipal-climate-resilience-planning-guide.pdf>

## **NEW BUSINESS**

Meghan Wren presented the waiver request for Upper Township. The Director summarized and introduced the presentation. The resolution is not to endorse the Town as we are still in discussion on the Center Boundaries. The resolution is asking for a waiver of the Opportunities and Constraints Report and the Consistency Review. We are not asking for a waiver of the requirements, simply the report that will include items we already know. Upper can then be a "test case" for the process proposed in the new rules.

Meghan presented the request and the justification and answered questions. Her presentation can be found here:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/spc-upper-waiver-request-support-documents.pdf>

Vice Chair McKenna made the motion to move the resolution and commented that it not only makes it easier for municipalities, but also makes it less expensive for a municipality to go through the process. Commissioner Esser seconded. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Frank Gaffney, Andy Swords, Douglas Fisher, Bruce Harris, Nick Angarone, Edward McKenna, Sean Thompson, Shanel Robinson, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (0). The resolution passed. Commissioners Harris and Terenik had to leave the meeting early.

Paul Dietrich, representing Upper Township, thanked the Commission.

Walter Lane thanked the Commission for his recognition and he looks forward to working with us. The Vice Chair suggested a resolution of appreciation in recognition of Walter's support and success. The Chair agreed. The Director agreed to prepare a resolution for the next meeting.

## **ADJOURNMENT**

With no further comments from the Commission or the public, Chairman Wright asked for a motion to adjourn. Vice Chair McKenna made the motion, and it was seconded by Andrew Swords. All in favor. The meeting was adjourned at 11:20 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donna Rendeiro". The signature is fluid and cursive, with a prominent initial 'D'.

Donna Rendeiro, Secretary  
State Planning Commission  
Dated: November 3, 2021

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: OCTOBER 6, 2021      TIME: 9:30 AM**

Steven Gleeson - DAG  
Dave DuMont - NJDEP  
Meg Cavanagh – NJDEP  
Ruth Foster - NJDEP  
Dave Rosenblatt - NJDEP  
Brianna Keys - Governor's Office  
Walter Lane - Planning Director, Somerset County  
Susan Weber - NJDOT  
Dr. Keisha Cogdell – Register Nurse, United Health Care  
Paul Dietrich – Upper Township  
Paul Ceppi – NJEDA  
Tori Kemp – Ocean County  
Jelena Lasko – NJDOT  
Mark Villinger – P.P. Ocean County  
Noami Barnes –  
Andrew Gold –  
Helen Henderson -  
A. Rosario -