



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 December 1, 2021
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the December 1, 2021 video conference of the New Jersey State Planning Commission (SPC) to order at 9:35 a.m.

ROLL CALL

Members Present

Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection

Danielle Esser, Director of Governance, NJ Economic Development Authority (arrived at 9:37 a.m.)

Douglas Fisher, Secretary, Department of Agriculture

Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities

Bruce Harris, Municipal Member

Edward J. McKenna, Vice Chair, Public Member

Shanel Robinson, County Commissioner Director, County Member

Stephen Santola, Public Member

Andrew Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation

Sean Thompson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs

Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State

Thomas Wright, Chairman (left meeting 10:20 a.m.)

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.

ELECTION OF VICE-CHAIR

Chair Wright nominated Edward McKenna to be the Vice-Chair for the State Planning Commission. Secretary Fisher moved the motion to nominate Mr. Edward McKenna to be Vice-Chair for the State Planning Commission and the motion was seconded by Melanie Willoughby.

Chair Wright thanked Mr. McKenna for his extraordinary leadership given to the Commission. With no further discussion or questions, Chair Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Frank Gaffney, Secretary Fisher, Andy Swords, Bruce Harris, Nick Angarone, Sean Thompson, Shanel Robinson, Stephen Santola, Melanie Willoughby, Thomas Wright, Nays: (0). Abstains: (0).

APPROVAL OF MINUTES

Chairman Wright asked for a motion to approve the minutes of the November 3, 2021. Bruce Harris made the motion, and it was seconded by Melanie Willoughby. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Secretary Fisher, Andy Swords, Bruce Harris, Nick Angarone, Edward McKenna, Sean Thompson, Shanel Robinson, Stephen Santola, Melanie Willoughby, Thomas Wright. Nays: (0). Abstains: (0). The November 3, 2021 minutes were approved.

CHAIR'S COMMENTS

Chairman Wright commented that we all are looking forward to next year to working with our elected leaders in the state on priority issues. The Chair said that he and the executive director had discussions with members of the Governor's Office regarding priorities for 2022. One of the priorities in front of us is going to be adoption of a new state plan since the current plan is more than 20 years old. The prospect of significant federal funding from Washington for infrastructure needs make this a particularly important issue because in New Jersey, we want to coordinate how we are going to use that funding toward an equitable and sustainable future. The state plan is all about that. Chair Wright expressed that this is a tremendous opportunity for us going forward.

Chairman Wright congratulated Commissioner Shanel Robinson on her re-election and is looking forward to working with everyone.

EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro commented that the Office is back full time to the Office as of November 29th. While Naomi Barnes is on staff as of November 8th, we still await some software installations for her to be fully productive. The Director reminded all staff and Commission members to complete the cannabis briefing.

Since the November 3rd SPC meeting:

- The PSEG map amendment will be published on December 6th
- Upper Township's draft endorsement recommendation report and PIA is in process
- Allentown's Consistency Review has begun
- Burlington City and Beverly completed their MSAs
- Ocean Township, Middle and Flemington have begun their MSA

Seaside Heights has adopted a resolution appointing an Advisory Committee. Toms River held public hearings regarding two proposed map amendments and Brick held its public hearing for their MSA. A discussion was held with representatives from Barnegat regarding their expiration on December 7th. It is anticipated that they will pursue Plan Endorsement.

A PIC meeting was held on November 22 to present the proposed Plan Implementation Agreement for Upper Township. There are a few follow up items to be completed prior to proposing endorsement to the full Commission. If those items do not require substantive changes, based on the Executive Director's recommendation, we were granted the ability to go directly to the SPC for endorsement.

The Office met with the Burlington County Planner and with our State Agency partners to develop a plan to process the 12 Burlington County municipalities in the Route 130 corridor in an efficient manner. We have determined to break up the reviews in two phases. The first are the 5 municipalities south of the Rancocas Creek and the second phase will be the 7 north of the Creek. Beverly has completed its MSA, leaving Burlington Township the only remaining Burlington County town to complete its MSA. The first visioning session is scheduled in Riverton for December 8th. We are suggesting one visioning session at the local level and the second to be done regionally to ensure consistency between the local and regional vision. Additionally, we will be scheduling a December "brown bag lunch" to answer any new questions from participating municipalities.

Lakewood is requesting information regarding an additional map amendment. We are reviewing the request.

The Office met with representatives from Bloomingdale regarding our concerns regarding the inconsistency with the State Plan. While we both have some follow up that may resolve the issue, it is unlikely that they will be able to achieve consistency and therefore may not continue with the Endorsement effort.

We have the request into the Governor's office regarding a selective extension. The Office does not recommend extension for all Center designations and would prefer to extend those that are working in good faith toward completion of the process.

Staff is on schedule for the formal Rule notice preparation. Official forms have been completed and have been sent to the Governor's Office for formal review. The next step is a technical review by OAL and if all goes well, the public comment period can begin in late December or January for a March publication date.

The Office met with FEMA to discuss the application/intake and requirements for the NJ Resilience Accelerator program. The next meeting with Rutgers is being scheduled.

Staff has updated the Resilience Guidance Document with updated links and additional information. The updated version is now on the website. Staff presented the Resilience Guidance Document at the Morris County CRS User Group meeting. The presentation went well.

NJIT as the EPA TAB Coordinator (Technical Assistance Coordinator) for Brownfields reached out to us to discuss the Federal and State Interagency Working Group Core team to meet to discuss the future of this effort. We will include EDA in the discussion which will likely occur in the second week of December.

The next FEMA Resilience Steering Committee meeting is tomorrow.

The Executive Director and staff met with the Deputy Mayor of Mansfield Township to provide information to him regarding solutions to land use issues in the Township along with Plan Endorsement and State Plan information. The meeting went well, and he expressed interested in working with the Office in the near future. As a follow up to the meeting, he reached out to set up another meeting for further clarification and to discuss whether the Office can present to the governing body, once the new administration is in place.

We are in the process of compiling the comments from the October PIC regarding the warehouse sprawl issue and will provide them as part of the PIC minutes. The draft of those minutes will be published shortly. In the meantime, we will continue to take written public comment and have discussions with relevant stakeholders. There is a meeting being scheduled for mid-December that will be hosted by Clean Water Action and NJ Future regarding the subject and I have been invited to attend. S-3688 is scheduled to be on the Senate voting session on Thursday, but there is no Assembly bill that I am aware of.

The Office continued to receive several requests from Jon Hurdle from NJ Spotlight regarding the topic of warehouse sprawl. No additional information was provided. He published two articles on the topic. The first had no mention of the State Planning Commission, however it was mentioned that many opinions suggest state involvement. A second NJ Spotlight article on warehouse sprawl was published regarding the PIC meeting on October 20th. The article accurately classified the meeting as a “first step” in the discussion and as a listening session. The article was positive in that it showed that the State is interested in the topic but also highlighted that no position or decision has been made.

The next regular meeting of the Climate Change Interagency Council is scheduled for December 14th. The subcommittee on governance met yesterday, November 30th, to finalize the operational principles for the IAC. As part of the IAC, the Office prepared and submitted to DEP comments to FEMA’s Request for Information regarding flood elevation updates. No replacement for Dave Rosenblatt has been named yet, but it is anticipated that someone will be in place prior to Dave’s retirement.

DEP’s planning staff and OPA have held four brainstorming sessions on centers in vulnerable areas. The Office will be preparing a recommendation regarding the matter that will be discussed at a fifth brainstorming session scheduled for December 15th. We will likely come to a consensus on the process; but we still differ on some aspects.

SJTPA received funding for a regional vulnerability assessment. The Office is in discussion with their staff to ensure that PE and MLUL requirements as part of that study. Grants were given to 14 Coastal Coalition municipalities for vulnerability assessments.

The Executive Director participated in the Morris County Work Group meeting on November 17th which began meeting again after a COVID-related hiatus. There has been some impressive work completed along the Canal and it is anticipated that the work group will begin to meet regularly. The work is being coordinated by NJTPA.

The annual DVRPC Board retreat is scheduled for December 8th to discuss 2022 priorities and the conversation is intended to focus on the new federal transportation bill. The attendees will be broken up into work groups, and I have been assigned to the “Competitive Planning Grant Programs in the Infrastructure Investment and Jobs Act” group, where we will discuss the new grant programs and early project ideas.

Most OPA staff attended the League of Municipalities Conference. All who went felt it was a good learning and networking experience. The Executive Director presented a session on OPA’s technical assistance efforts and Meghan Wren presented at a Sustainable Jersey session on our partnership with them. Additionally, Meghan presented at a second session as the Chair of the Downe Township Green Team and not representing the State. All sessions were well received, and the technical assistance session resulted in several follow up requests. I was asked by Somerset County to present an abbreviated presentation of the technical assistance program to the Somerset County Planning Partners. Additionally, Stafford has reached out to us regarding a potential long term resiliency project that may be a candidate for one of FEMA’s programs. We will be setting up a discussion to learn more about it.

Chairman Wright thanked the Director for the report and asked the members for any questions. Commissioner Harris asked for the name of the publication that had the article about warehouse sprawl. The Director responded that the NJ Spotlight.

With no further comments from the Commission or the public, Chairman Wright asked to move to business.

Director Rendeiro commented that today is the official reorganization meeting.

NEW BUSINESS

Director Rendeiro commented that the State Planning Commission meetings are as usual set for the first Wednesday of every month, the only exception is October because it conflicts with a holiday, so the October meeting is now October 4. The PIC meetings are all scheduled for the third Wednesday of every month. The only exception to that

is November because of the numerous holidays. The newspapers are the same newspapers that were approved last year; those are the Star Ledger, the Asbury Park Press, the Bergen Record, The South Jersey Times, and The Press of Atlantic City.

Chairman Wright asked if any of this impacts when we will start returning to in person meetings. The Director responded no. The State House is open now with certain protocols in place. Our concern is finding a room where all the Commission members can be socially distant and be able to be there on the same day. The office is looking into a software that would be able to do a hybrid meeting where we can have some in person and some virtual.

Approval of Resolution 2021-17 - Approval of Annual Meeting Schedule of the State Planning Commission for 2022

Chairman Wright asked for a motion to approve Resolution 2021-17, Vice Chair McKenna made the motion, and Bruce Harris seconded the motion. With no further discussions or questions, Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Douglas Fisher, Andrew Swords, Bruce Harris, Nick Angarone, Ed McKenna, Sean Thompson, Shanel Robinson, Stephen Santola, Melanie Willoughby, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2021-17 was approved.

Approval of Resolution 2021-18 - Approval of Annual Meeting Schedule of the Plan Implementation Committee of the State Planning Commission for 2022

Chairman Wright asked for a motion to approve Resolution 2021-18, Melanie Willoughby made the motion, and Bruce Harris seconded the motion. With no further discussions or questions, Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Secretary Fisher, Andrew Swords, Bruce Harris, Nick Angarone, Ed McKenna, Sean Thompson, Shanel Robinson, Stephen Santola, Melanie Willoughby, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2021-18 was approved.

Approval of Resolution 2021-19 - Designating Official Newspapers of the State Planning Commission

Chairman Wright asked for a motion to approve Resolution 2021-19, Vice Chair McKenna made the motion, and Andrew Swords seconded the motion. With no further discussions or questions, Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Secretary Fisher, Andrew Swords, Bruce Harris, Nick Angarone, Ed McKenna, Sean Thompson, Shanel Robinson, Stephen Santola, Melanie Willoughby, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2021-19 was approved.

ADJOURNMENT

With no further comments from the Commission or the public, Chair Wright asked for a motion to adjourn. Melanie Willoughby made the motion, and it was seconded by Andrew Swords. All in favor. The meeting was adjourned at 10:33 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary
State Planning Commission

Dated:

January 5, 2022

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: DECEMBER 1, 2021 TIME: 9:30 AM

Dave DuMont - NJDEP
Walter Lane - Planning Director, Somerset County
Susan Weber - NJDOT
Tori Kemp – Ocean County
Mark Villinger – P.P., Ocean County
Meg Cavanagh – NJDEP
Brianna Keys - Policy Advisor, Office of the Governor
Jonathan Sternesky – NJHMFA
Andrew Gold – Pinelands Preservation Alliance
A. Soriano –