



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 February 2, 2022  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the February 2, 2022 video conference of the New Jersey State Planning Commission (SPC) to order at 9:32 a.m.

**ROLL CALL**

**Members Present**

Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection  
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 (arrived at 9:45 a.m.)  
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 (left at 11:00 a.m.)  
Thomas Wright, Chairman

**Others Present through Video conference**

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 of the January 5, 2022. Vice Chair McKenna made the motion, and it was seconded by Andrew Swords. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Frank Gaffney, Secretary Fisher, Andy Swords, Bruce Harris, Nick Angarone, Vice Chair McKenna, Sean Thompson, Stephen Santola, Melanie Willoughby, Thomas Wright. Nays: (0). Abstains: (0). The January 5, 2022 minutes were approved.

## **CHAIR'S COMMENTS**

Chairman Wright said that he hope everybody had a chance to look at the memo of the 2021 accomplishments of the State Planning Commission and Office of Planning advocacy. During the second year of the pandemic, the Chair expressed pride in the way the Office and the Commission were able to keep moving forward, moving communities through the process, recommending rules changes, and prioritizing the kind of outreach and coordination that is so important to this effort. We have a lot to do in this coming year. I'm excited for the opportunities to fill out the Commission seats, to continue staffing up and to continue the progress and support we've been getting from the state.

Chairman Wright asked the Director to move to new business.

### **Approval of Resolution 2022-03 – Adopting the Plan Endorsement Petition for the Township of Upper**

Director Rendeiro commented that Upper has been a great example of doing the right thing and that the Office supports this endorsement. This was a challenging community because of the fact that they are in such a vulnerable area. The Office was able to work through a lot of mapping discussions with DEP and Upper Township. The Office believes we came up with a really good compromise. The Director believes that it's a workable and a really nice recommendation. The proposal shows how we can all work together and achieve all of our objectives. The Director acknowledged municipal Engineer Paul Dietrich and Committee Member Kim Hayes from Upper Township.

Director Rendeiro referred to Meghan Wren for the presentation.

This presentation can be found at: <https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/spc-materials-1-5-22-presentation.pdf>

Director Rendeiro said the office spent a lot of time looking at the maps, particularly the redevelopment area and node. It did have an industrial past. The area has been approved for redevelopment by the Department of Community Affairs. The Office also had to look very carefully at the areas that surrounded that area that includes habitat for specific endangered species. The proposal still allows the township to do some amount of redevelopment. There is recognition there that there is waterfront water dependent uses, there's a dock there. Any redevelopment there will have to go through DEP permitting. This was probably the area that we spent most time discussing and we think we came up with a really good compromise. The Director asked for any comments from Upper Township.

Paul Dietrich, Municipal Engineer, Upper Township, thanked Director Rendeiro, OPA and all the state agencies for all the help and assistance throughout the process.

Kimberly Hayes, Committee member, Upper Township, thanked the Commission on behalf of Mayor Corson and the Township Committee members for working with the town, particularly within the redevelopment zone. Ms. Hayes commented that this plan gives the town the best option to preserve what is needed to be preserved and to clean up the site, which is so essential to the community, not just economically, but also for the quality of life of the residents. Director Rendeiro acknowledged that County Commissioner Director, Shanel Robinson joined the meeting (9:45 a.m.).

Director Rendeiro asked for any questions or comments from the commission members.

Vice Chair McKenna congratulated Upper and said that if you look at their accomplishments in the 2019, 2020 and 2021 they are a model of what municipalities should be doing as far as being proactive and doing everything they needed to do to get to where we are today. Vice Chair McKenna thanked DEP, OPA and Megan for working collectively.

Chairman Wright agreed with the Vice Chair and said that it's such an impressive list of engagements working through the issues in a community that's trying to balance quality of life and natural resources with economic growth and the state involvement in the Pinelands and CAFRA. And so it's just a great testament to how this can be done well. By reading the report with reference to the CAFRA sector permit idea, Long Branch is obviously a very different community and it's been a long time since the Long Branch sector permit was issued. My own sense is that it's been largely very successful. I would like to know more about what kind of an assessment and how that process worked regarding whether or not there are ways for other communities to be thinking about doing that. And if Upper Township, especially a community that's been such a good active participant and partner with the state is interested, then that might be something worth pursuing in the future.

Director Rendeiro offered to do a presentation at a future SPC meeting.

Director Rendeiro read the Resolution to the Commission (available on OPA's website).

With no further comments from the Commission or the public, Chairman Wright asked for a motion to approve Resolution 2022-03, Secretary Fisher made the motion, and Melanie Willoughby seconded the motion. With no further discussions or questions, Chairman Wright asked for a roll call vote: Ayes: (11) Frank Gaffney, Douglas Fisher, Andrew Swords, Bruce Harris, Nick Angarone, Vice Chair McKenna, Sean Thompson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2022-03 was approved.

## **EXECUTIVE DIRECTOR'S REPORT**

The Office received a letter from an attorney representing a property owner in Middle Township asking for a meeting regarding the Township's petition for re-endorsement. While we are not able to accommodate the request for a meeting, I did speak with him to explain the process and how he can provide his comments for the record. His client has property inside the existing Center and just outside of the Center which he would like added in. He is in support of the continuation of the Center. Mapping discussions are underway with DEP and his comments will be incorporated into those discussions.

Director Rendeiro commented that staff is back to 5 days a week.

Since the January 5<sup>th</sup> SPC meeting:

- Two municipalities will be presented later in this meeting for endorsement (Allentown and Upper)
- Two Draft Recommendation Reports and PIAs have been completed (Allentown and Upper)
- Two municipalities have begun their MSAs (North Wildwood, Maurice River)
- One prepetition meeting was rescheduled to February 3<sup>rd</sup> (Dover) from January 11

We received draft MSAs from Bound Brook and Manville. Although these are not formal submissions, oftentimes, municipalities ask for comments prior to presentation to their governing body to ensure a complete submission. Ocean Township's PEAC was formally approved by their governing body and the MSA is expected to be approved shortly.

Discussions were held and continue with Berkeley Township representatives regarding their biennial report and their upcoming expiration (July, 2022). It is likely that they will pursue endorsement, but with some changes to their vision. Much of the discussion centers on their changing vision for conservation and development. Their initial endorsement anticipated a TDR program that is may no longer be viable. They understand that in order to be recommended for endorsement again, they need to be consistent with the State Plan. Their planner is in agreement with all of OPA's recommendations and the governing body will commence the endorsement process. We will be reaching out to our State agency partners once we receive further information from the municipality.

The Executive Director and the Area Planner met with elected and appointed officials from Dover Township. They are committed to moving forward with PE; a prepetition meeting is scheduled for February 3<sup>rd</sup>. Dover is considered an overburdened community and as a result, can benefit from robust state coordination.

Staff toured Dover and Flemington in preparation for their participation in the PE process. Both municipalities have redevelopment opportunities that can assist in their revitalization efforts.

Middle Township, which was previously endorsed, but is not part of the 94 extended Centers, has submitted its MSA and is in the Opportunities and Constraints stage. Previously discussed was the letter from an attorney representing a property owner. He is in support of the continuation of the center. Mapping discussions are underway with DEP and his comments will be incorporated into those discussions.

The PE process continues for the 12 Burlington County municipalities. Most of the "South of the Rancocas" municipalities will have their vision sessions completed in February (Riverside and Cinnaminson on February 3; Delran on February 15), with the northern communities following thereafter.

North Wildwood will host the other three Wildwoods to discuss visioning, the bulkhead ordinance outreach and other items to move them forward on February 4<sup>th</sup>. Wildwood Crest and Wildwood City agreed to attend and we await West Wildwood. The meeting will continue with the three responding communities so that we don't hold them up if we receive no response from West Wildwood.

The Plan Endorsement renewal process was discussed at the Somerset County Regional Center Partnership bi-monthly meeting on January 19<sup>th</sup>. Their Regional Center does not expire until 2023, but it will be nice to not be under a looming deadline for a change! Somerset County will be updating the municipalities on their PIA and will be scheduling a meeting shortly, likely in February to discuss moving forward.

Work continues with municipalities toward endorsement. Those municipalities where current, detailed efforts that are ongoing include the Wildwoods, Stone Harbor, Middle, Morristown, Commercial, Stafford, Galloway, Vineland, Brick, Bedminster, Beverly, Burlington City, Delanco, Edgewater Park, Florence Willingboro, Palmyra, Riverton, Cinnaminson, Delran, Riverside, Burlington Township, Flemington, Ocean City, Gloucester City, Seaside Heights, Little Egg Harbor, Bernardsville, Bloomingdale, Sparta, Manville, Rocky Hill, Atlantic Highlands, Millville, Woodstown, Princeton, Red Bank, Ocean Township, Asbury Park, Freehold Borough, Plumsted, Manchester, Barnegat and Cape May City.

Municipalities that have centers that have either expired or will expire in 2022 (and are not part of the 94 subject to the extensions) that we are working with include Barnegat and Middle. We will be reaching out to Dennis Township shortly. Somerset County Regional Center expires in 2023 as does Cape May City.

Current mapping discussions include Commercial Township, Bedminster Township, Dover, Flemington, Galloway and Middle. Additionally, we are responding to an OGIS request to update ferry terminal embarkation points and brownfield sites.

The Office is awaiting a new municipal dataset from OGIS as a result of the consolidation of Pine Hill and Pine Valley. This is the second such consolidation in the state (the previous consolidation is Princeton Borough and Princeton Township), bringing the municipal total to 564. Pine Valley has a total of 12 residents; the consolidation was approved unanimously with a vote of 10 – 0.

At the request of Mercer County, the Office participated in a meeting with the County, DVRPC, and West Windsor officials to discuss a potential application for a large warehouse project on Route 1. They have requested our assistance in facilitating a meeting with DOT on the matter as they have been having difficulty getting a response. We are working on setting up that meeting.

Due to a staff vacancy at the Governor's office, the approval to move the Rule proposal forward to the Rule making process has stalled. Hopefully, we will receive that approval shortly and will update the schedule accordingly.

An Area Planner presented the Resilience Guidance Document to ANJEC (Association of New Jersey Environmental Commissions) members at a January virtual training session on January 27<sup>th</sup>. This session was the fourth presentation of the document; it went very well and we are receiving many phone calls and emails for additional support and information.

The Executive Director and the Area Planner will meet the Mayor of Mansfield, the Committeeman and the Township officials to discuss their land use concerns on February 10<sup>th</sup>. We also reached out to Burlington County to determine whether they can offer Mansfield no-cost technical assistance if they need help with master planning or zoning and determined that the county can assist them if Mansfield would like to take advantage of the county assistance. This meeting is the result of a request from Committeeman Tallon, who attended a previous SPC meeting and requested technical assistance. We looped in DEP who needed to answer some of their questions, and we will assist in answering land use questions and promote that they participate in the PE process.

Planning continues for the FEMA Resiliency Accelerator program. The team met and identified 23 potential municipalities that can benefit from the program. It was decided to group them into three categories of Coastal, Coastal Tourism, and Riverine because each group has unique issues. It is likely that the first program will begin in May.

It been announced that Nick Angarone will be the new Chief Resilience Officer starting January 1, 2022 to replace David Rosenblatt who retired. Nick is the DEP's Commissioner Representative on the State Planning Commission and is DEP's liaison to the Office. We continue to discuss a number of issues with Nick's staff and have a good working relationship.

The Office is participating as part of the Collaborative Stakeholder Advisory Panel (CSAP) in a Rutgers led research effort funded by the National Science Foundation. Called the Megalopolitan Coast Transformation Hub (MACH), the effort is a collaborative effort among numerous academic partners throughout the New York, Pennsylvania and New York areas to improve climate risk management critical to societal well-being. Expected funding over five years is expected to total approximately \$20 million. This is a major regional effort that includes climate and sea level scientists, civil engineers, urban planners, economists, emergency management specialists, environmental anthropologists and decision analysis experts, social scientists, and humanists, among others. Research partners include Wharton, New York State University at Albany, Dartmouth, Princeton, Penn State, Montclair State, Tulane University, Clark University, Carleton College, Columbia University, University of Central Florida, Jacques Cousteau Natural Estuarine Research Reserve, and the Science for Climate Action Network.

The second meeting of the CSAP was held. The major discussion was on the initial stakeholder engagement effort that focuses on ensuring a robust outreach program by communities impacted by climate change. Particular discussion centered on ensuring previously underrepresented communities are appropriately represented in the engagement effort. The CSAP will be meeting quarterly to provide input on the research efforts.

The Office had a meeting with DEP's Assistant Commissioner for Environmental Justice and her staff to discuss our initial self-assessment methodology and plan moving forward. The Executive Director is the Secretary's designee in this process. As with the climate change effort, most of the related activities will be State Planning Commission responsibilities, but all divisions will be asked for input. The SPC responsibilities have already been included in the proposed Rule update. We had made more progress than she expected, and now have enough information to reach out to the rest of the Department. We will begin to develop the plan to do so. The Department's full self-assessment is not due until the second quarter of this year so we will be reaching out to the full department in mid to late February.

The Executive Director was asked to participate in the Department of Human Services' Age Friendly Advisory council. Driven by a WHO effort to develop a global network of Age Friendly Communities, the Council is tasked with developing a blueprint of best practices for advancing age friendly practices across the state that, among other items, include housing, social and transportation focuses. The Council was authorized by Executive Order 227 as a result of AARP designating New Jersey as an Age Friendly Community.

The Office is participating in a virtual launch of the new Transit Friendly Planning Guide on February 4<sup>th</sup> and the Executive Director will be participating as a consultant in the consultant hour after the launch.

The Executive Director was invited to be a guest lecturer in a Planning and Land Use Administration Class at Bloustein in March.

The winter edition (#4) of OPA's newsletter was issued. Its open rate is 35.8% and a 2.8% click rate after one week.

Staff attended a number of task force subcommittee and a number of meetings related to all of the efforts that the office do.

## **NEW BUSINESS**

### **Approval of Resolution #2022-01 - Adoption of the 2021 Annual Report**

This Resolution can be found at: <https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/spc-certified-resolution-2022-01-adoption-2021-annual-report.pdf>

With no further comments from the Commission or the public, Chairman Wright asked for a motion to approve Resolution 2022-01, Bruce Harris made the motion, and Melanie Willoughby seconded the motion. With no further discussions or questions, Chairman Wright asked for a roll call vote: Ayes: (11) Frank Gaffney, Secretary Fisher, Andrew Swords, Bruce Harris, Nick Angarone, Vice Chair McKenna, Sean Thompson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2022-03 was approved.

### **Approval of Resolution #2022-02 - Adopting the Plan Endorsement Petition for the Borough of Allentown, Monmouth County and Designating Allentown's Village Center**

Director Rendeiro referred to Lisa Avichal for the presentation.

This presentation can be found at: <https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/spc-materials-2-2-22.zip>

Mayor Thomas Fritts from Allentown said that he reiterated how important it is for the borough to have its Village Center status, they truly consider it an honor and a privilege on behalf of the residents. It's very important to maintain that historical integrity moving forward, whether it's for the residents here in town, visitors in tourism or for the business community. We hope that the State Planning Commission supports this resolution today. Mayor Fritts thanked the Office of Planning Advocacy, specifically, Lisa for her incredible work.

Director Rendeiro asked for any questions or comments from the Commission members.

Commissioner Santola asked Mayor Fritts that speaking to their constituents, what are the biggest advantages for municipalities, specifically your municipality, gained by the process. Mayor Fritts responded that the first and most important thing is to protect these old historic structures. By having this village status and passive parks and rich history, we can maintain our quality and lifestyle of the residents. We would talk about how important it was to have a status that we believe truly protects this community.

Commissioner Santola asked how we could get successful mayors to speak to other mayors on what advantages. It seems like your focus is preservation and that this adoption allows you greater flexibility to preserve than zoning might otherwise. Mayor Fritts agreed with Commissioner Santola.

Sean Thompson from the Department of Community Affairs asked Mayor Fritts what other benefits you see that would be useful to other communities to promote the value of participating in this process.

Mayor Fritts responded that if you look at the process itself and all the steps that you have to take, you really are upgrading so many aspects of your community, the master plan was not updated forever and establishing that historical regulatory commission was a real process. We were able to reach out to other municipalities and communities to try to understand how to best go through that process and what worked best for Allentown. Working with the Office of Planning Advocacy having that support and assistance made it quite special. Even going through some of the requirements, it mandated and allowed us to have public forums and have residents come out and communicate to one another. All of that just promotes even more community atmosphere than we already had here and allowed us to improve the borough in every single way possible.

Secretary Fisher said that I'm actually glad that Steve asked a question, because I think it's something we all really need to learn more and more about, why some communities resist and what are those choke points? With Allentown, which is extraordinary town. You've been there so long have so much history that you totally understand as a community what you want your community to look like and continue to look like. I think that the side that sometimes keeps communities from going through with a plan is the economic side, trying to figure out making sure that they're not cheating themselves from having the greatest economic advantages that they need and seeing the plan is maybe perhaps limiting it in certain areas. It's an arduous process but it's extraordinarily enlightening at same time.

Director Rendeiro said that she categorize municipalities in one of three buckets. One is the municipalities that want to do the right thing, they know how to do it and do the right thing, whether they're in this process or not. That makes this process that much easier. You have a group of municipalities that don't want to take any additional effort over the bare minimum to comply with MLUL. The vast majority of communities in New Jersey want to do the right thing, but they don't necessarily know how to do it. That's where we can help. We can assist in writing a good master plan and those types of things. We don't ask for much more than what's either mandated in the MLUL or in state regulations. We look at the quality of the submission, if you really want to preserve X, you need to add Y to this particular ordinance. We add that technical assistance, we add that ability for municipalities to learn how to do it. We will never tell a municipality what they should do, but if they ask us, we give them information that helps them make informed decisions. The majority of the communities that we work with, want to do the right thing. They want to deal with climate change and economic growth and it's difficult for them to determine how to do both.

Mayor Fritts said that when trying to work with other mayors in neighboring counties, whether it's a historic municipality or not, development is what makes it so difficult where they're trying new development, for ratables, and things like that, they really do put them on their borders because they don't want to impact their residential

districts and so forth. That's what becomes very combative. It's just really important to keep an open door policy and understand who your neighbors are and work with them. Having their residents appreciate your community too. By us doing all of this, our neighboring municipalities come here and celebrate the things that we have as well. It's a real challenge and it's only getting worse as far as development on the fringes. We'll keep doing the right thing and working with our neighbors as much as possible. We have to maintain relationships in order to do the best thing.

Vice Chair McKenna said that when he was mayor, when we were endorsed, over the following 10 years, they received \$9 million in grants and special treatment by the state under both Republican and Democratic administrations. There was no doubt in my mind that our status as endorsed community had an awful lot to do with that. There are some financial rewards as well as the principles that Donna was talking about as far as planning and doing the right thing. By doing the right thing oftentimes if you go to the state for example, at DOT and you're looking for funding, you'll go to the front of the line because of what you've done as far as your participation with the OPA and the SPC that's really how I ended up getting on the SPC to be candid with you. Trying to do the right thing and learning that by doing something oftentimes it really benefits your community.

Director Rendeiro said that to the mayor's point, one of the new changes that the office have in the proposed rules is what we're calling the good neighbor policy. While it's not an MLUL to require a municipality to go to their neighboring municipalities for large development, we are going to require at least a notification to be presented to the neighbors. Clearly your neighbors can impact your approvals. At least notice to a neighboring municipality will be required by our policy.

With no further comments from the Commission or the public, Chairman Wright asked for a motion to approve Resolution 2022-02, Shanel Robinson made the motion, and Sean Thompson seconded the motion. With no further discussions or questions, Chairman Wright asked for a roll call vote: Ayes: (11) Frank Gaffney, Secretary Fisher, Andrew Swords, Bruce Harris, Nick Angarone, Vice Chair McKenna, Sean Thompson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (0). The Resolution 2022-02 was approved.

Chairman Wright asked for questions or comments from the public.

Tina Weishaus resident from Highland Park wanted to comment on the proposed Woodbridge power plant. That power plan is one of the largest proposed and it will put out more than 200 million tons of greenhouse gases and VOCs, nitric oxides, which are the basis of ozone and will increase particulate matter. Highland Park is within seven miles of Woodbridge. In the Central Jersey area the American Lung Association has already given that area an F for ground level ozone air pollution and which causes respiratory and cardiac disease and in fact, I think lowers lifespan. I wanted to direct it to Shawn LaTourette but happy to direct it to Nick Angarone. Congratulations on your new position. I think it's appropriate given the statewide goals of climate resiliency of reducing greenhouse gases, caring about environmental justice communities in which that area in Woodbridge meets the criteria. I'm asking why to the planning committee, Governor Murphy has directed all state agencies to have a statewide plan for reducing greenhouse gases and mitigating climate change. I don't understand how we can be going forward with this power plant or other power plants that are in the planning. Highland Park passed a Resolution in September of 2021, calling for the withdrawal of the CPV (Competitive Power Venture) application and resubmitting it as a renewable energy power plant. On the CPV's website, they highlight their renewable power plants whether they're in wind or solar and I don't know why we're not requiring this proposal to go through a renewable review in the sense that why would we want to be adding greenhouse gases. 200 million tons is the application for the permit of greenhouse gases. It does affect my community, there are many schools in the area. We know how bad ozone is for breathing and childhood asthma. So I'm raising the question, particular to this power plant. I know there are others. Why would the Planning Commission want to go forward with these kinds of power plants? And can you way in as commission to ask them to withdraw their permit and put in for a renewable permit instead.

Chairman Wright thanked Ms. Weishaus for her comments and before he referred to Nick Angarone, The chairman asked Director Rendeiro to give some clarification as to how the State Plan and specifically the State Planning Commission is being involved in these types of considerations.



Director Rendeiro responded that he SPC and the State Plan is a voluntary plan. We are not a regulatory organization. The SPC while we can work with our state agency partners to address some of these concerns and frankly we do help try to coordinate that. It's not within our authority to approve or deny it because we are not a regulatory agency. I believe that would fall under DEP and/ or BPU. BPU is the owner of the Energy Master Plan, they work very closely with DEP, but we can certainly bring it to their attention. We do have members of both state agencies on the Commission. They've heard your comments. We will take a look at it and we will certainly try to help coordinate the discussion.

Ms. Weishaus said that she understand SPC is not a regulatory body, but would think that SPC weighing in on this in terms of climate mitigation and climate resilience would be important.

Paula Rogovin Chair of Coalition to Ban Unsafe Oil Trains, retired teacher and a resident of Teaneck said that she loves the idea of involving neighbors and the concept of being a good neighbor. I was one of the many people involved in the effort to get NJ Transit to pivot from a gas fracking plant to a renewable energy micro grid. We're so excited and we continue to work with NJ Transit as this project moves forward. I'm very concerned about the impact of development on children, in particular about the proposed PVSC (Passaic Valley Sewerage Commission) power plant, which would be smack dab in the Iron Bound, which I'm sure all of you know is extremely overburdened by multiple pollutants from the airport to the incinerator to other power plants. Putting another power plant in the Iron Bound it's not only not good neighborliness it's wrong and it's racist. It's just a horrible thing. My concern is that DEP and I'll address this to the person representing Shawn LaTourette is that this plant would be exempt from the new DEP rules and because it wouldn't be feeding the power into the grid. Power plants like the one proposed for the Iron Bound by PVSC are not under consideration by the DEP rules. We have to think of the people in the Iron Bound and other overburden communities.

Director Rendeiro commented that Ms. Rogovin's comments and concerns are for a different power plant, but the same topic.

Chairman Wright commented that the PVSC (Passaic Valley Sewerage Commission) its proposal to build a power plant backup and increase generation. Chairman asked commission members to talk about it.

Ms. Rogovin added that she has a letter that from the Children's Environmental Health Center Department of Environmental Medicine and public health at Mount Sinai about their research that's been done about the multiple pollutants that people are exposed to.

Chairman Wright asked Ms. Rogovin to share the letter to be included in today's meeting minutes (As of 2/28/2022 letter not received).

Susan Druckenbrod, from Cherry Hill said that she had a question to go to Commissioner LaTourette or his representative. In December of 2020 the NJDEP voted to approve a new port in Gibbstown proposing to export huge volumes of liquefied natural gas to overseas markets. My question is how can this project which would increase climate, destroying pollution and threaten the health and safety of overburden communities like Camden align with NJDEP mandate to fight climate change and promote environmental justice. I'm a member of the Unitarian Universalist Church in Cherry Hill. We will be signing on in opposition to this LNG project. The LNG would be transported via truck or train and it's highly flammable and explosive. My community would be affected and we could possibly have to evacuate if there's an accident. My other concern is for our children, I have a 14 year old son. If we continue to rely on these fossil fuels and fracked gas, I'm really concerned as to what quality of life he will have as he grows older.

Chairman Wright thanked Ms. Druckenbrod for her comments.

Mr. Dennis Gormley resident of Voorhees in Camden County thanked the Commission for the opportunity to speak and said that Governor Murphy's pledged to reduce greenhouse gases. I'd like to know if the DEP stands in opposition or support of the fracked LNG export terminal in Gibbstown. As has been noted, this will significantly increase global greenhouse gases. This is for export purposes only with no impact on domestic fuel availability or pricing. And it relies on transport from Pennsylvania's Marcellus Shale fracking communities either by truck or train through several South Jersey communities. If we've learned anything in the history of the transport of volatile fuels, it's that accidents happen. Pipelines leak, trucks crash, trains derail. A single accident in the transport of the fracked liquid natural gas would have disastrous consequences. In light of the serious nature the consequences on South Jersey of the plan for the export of fracked LNG for Gibbstown, Gloucester County we'd like to know if the DEP can come to South Jersey for a listening session on this issue. I'd also like to ask if the SPC opposes the use of the fracked LNG export terminal in New Jersey as a danger to the residents of Gibbstown. The residents of those South Jersey communities used as a transit route to transport the fracked LNG to Gibbstown and a danger to global warming. Does the SPC plan to oppose and rescinding any planning approvals for the fracked LNG terminal in Gibbstown. Thank you very much.

Chairman Wright thanked Mr. Gormley for his comments.

Kate Delany resident of South Jersey and President of South Jersey Progressive Democrats thanked for the Commission for the opportunity to speak and said that she had a question to Commissioner LaTourette or his representative about another dangerous fuel project that is planned for South Jersey that will put the region and the entire state at risk. William Transco has applied to the DEP for permits to construct will be the largest gas pipeline expansion project in the state rivaling the amount of gas that would in pipe through this projects. BPU has recently commissioned a study with London economics International, which concluded that New Jersey already has enough gas supply to meet demand through 2030. I would ask Commissioner LaTourette and DEP how we can meet our climate and clean energy goals and avoid sinking repair investment into unnecessary pipeline projects without enacting a moratorium on new fossil fuel projects. As a resident of South Jersey, I also want to speak to what Dennis mentioned our concern for the safety of the region. This plan compressor station in West Deptford will be very close to Mantua Creek which is a tributary of the Delaware River. There will be air and water impact. I would like to hear the DEP speak to their decision making and ask them to take a stand against this project.

Chairman Wright thanked Ms. Delany for her comments.

Holly Cox resident of NJ for the past 23 years and mother of three young adult children said that she's very worried about the climate crisis that we're in and the habitability of our planet. My question for Commissioner LaTourette and Mr. Angarone. The window of opportunity to act on climate change grows smaller every day. In fact most climate scientists say that we are in living in the most consequential decade in history, because we need to act now. While power plants are responsible for nearly 20% of all climate pollution in New Jersey, the DEP's new CPR rule only gets us 3% of the way to the pollution reduction goals codified by the Global Warming response act. This rule is also just covered with littered with loopholes. While I understand this as an initial step why aren't we moving at the speed needed to avert irreversible climate catastrophe. Those rules are just completely inadequate. I would like to for Mr. Angarone to address all the loopholes and inadequacy of the DEP's new CPR rules.

Chairman Wright thanked Ms. Cox for her comments.

Mr. Joseph Bouvier resident and a volunteer member of the Green Team in Merchantville said that following on the comments of Miss Cox, I agree that there needs to be more urgency in trying to meet the goals of mitigating the climate change problem that we're facing. In the follow up to the issue of the liquefied natural gas facility in Gibbstown, our green team investigated this issue a couple two or three months ago, and we unanimously voted in favor of a resolution opposing the Gibbstown LNG facility. We presented this issue to the Merchantville Town Council who unanimously agreed to sign the resolution opposing the LNG facility. I had attended a community meeting in November that Commissioner LaTourette was present at addressing environmental justice. This was in Burlington, there was a lot of opposition to the LNG facility at that community meeting. I signed up for information on updates on the project in Gibbstown on the permitting process and we were told that we would be provided with information

as to who we could contact specifically to address our concerns and who would have some information on how the permitting process was going forward and what we could do to make sure that our opposition was known. I never received any follow up information from the DEP on that sort of information. I do wish to follow up on the opposition to the LNG project to find out is the planning commission going to get involved and indicate which side it's going to take on whether this proposed fracking gas to an LNG facility is going to be going forward or if it's going to get stopped. I would suggest that, for purposes of our environmental goals, it should not go forward and for purposes of public safety and health this is just a disaster waiting to happen that affects so many communities, particularly the poor communities where these communities are bearing all of the risks of a dangerous event from the LNG facility or its transport by truck or train and the communities don't receive any of the benefit. Thank you.

Chairman Wright thanked Mr. Bouvier for his comments.

Ms. Renee Alessio, resident of West Milford and board member of Sustainable West Milford, said that this is addressed primarily to DEP or any other agency that might be involved. Tennessee Gas Pipeline Company recently received a permit from DEP to build a massive new fracked gas compressor station along two pipelines one is 10 years old the other one is over 65 years old. They want to put this compressor station in West Milford, the proposed site is in the middle of the Highlands Preservation Area near streams that flow into the Mocksville and Wanaque Reservoirs. West Milford wonders why the NJDEP is continuing this bad precedent set by the Christie administration by exempting major new fossil fuel projects from the Highlands Act. They're thereby threatening the water supply for 3 million New Jersey residents. To add to this, the TGP on New Year's Day, there was a major release at the Wantage compressor station without any warning to the residents. There's an application for an air permit for the expansion of a compressor station at this site. The health and safety of Wantage residents are at risk there as well. If we are to reduce greenhouse gases by 2050, we can't be expanding these fossil fuel infrastructure by allowing these permits. We shouldn't be building this TGP 300 upgrade project, especially when the expansion doesn't even benefit anyone in New Jersey. We're in a climate crisis and I believe that the DEP can do their part by not allowing these permits. Thank you.

Chairman Wright thanked Ms. Alessio for her comments and appreciated all of the members of the public for participating and expressing their thoughts and concerns.

Chairman Wright said that there is a consistent theme with all of these comments. Concerns about how we are transitioning away from fossil fuels towards renewables. I'll ask fellow commissioners from the agencies first if they want to respond. I will say from my own perspective on the State Planning Commission without having these issues prepared for us and sent to us with input from the Office of Planning Advocacy or the other state agencies it would be obviously premature for the State Planning Commission to comment on or take any position on this. I think that what this is doing, is flagging these things that really ought to be on everybody's agenda as citizens. Obviously today we wouldn't be taking any particular position or commenting on these applications. Chairman Wright open to members of the agencies for comments from their specific perspective as to what their agencies are doing.

Nick Angarone from NJDEP thanked everybody for the comments. Mr. Angarone said that as you've pointed out, these are complicated and critical issues for the state, we appreciate the urgency in addressing the climate crisis. My job is to work with our state agencies and our communities in addressing the impacts of climate change, not the least of which on our overburdened communities. We appreciate your comments. What I'd say is that I can't speak in detail on any of the specific projects. I will also suggest that there are appropriate opportunities for these comments. Every one of the projects that has come in for a DEP permit has a public comment process, which I would urge you to avail yourselves of. Similarly on the roll proposal that was referenced, there is an ongoing public review and comment process which where your comments would be more appropriate to get a more informed response. What I'm going to do is post in the chat, the contact information for DEP's Division of Air Quality Management Program which deals with these specific proposals. And I'll urge you to reach out to them specifically on the role proposals for the project applications themselves.

Frank Gaffney from BPU thanked everyone for their comments. Mr. Gaffney said that specifically for these items, I just I don't have any comment on because I don't know that I'm able to even comment on them at this time. I will take the minutes from this meeting back to the members of the board of Public Utilities and make sure that they are aware of today's comments.

Director Rendeiro said that this is not something that has typically come in front of the State Planning Commission. While we do have representatives here from our state agencies that are that are directly involved in it, we do need to circle back to our respective areas. We are glad you brought it to our attention and we will continue the conversation. Nick Angarone put in the chat where you can make comments. Please feel free to send me anything in writing so that we can make it part of the public record. This deserves more thought and research. We will circle back with our state agency partners.

Andy Swords from DOT thanked members of the public and offered assistance to DEP and BPU.

Matt Smith, resident of New Brunswick said that DOT t is currently planning to spend billions of dollars in public money and expanding highways throughout the state of New Jersey most recently with the \$4.6 billion proposal for the Newark Bay Bridge extension in I-78 despite the fact that science shows that the widening of highways does nothing to alleviate traffic, it actually incentivizes more vehicles to get on the road. These communities are already suffering with some of the worst air quality in the country. During the pandemic, this has meant more deaths, more disease, more infection rates, more emergency room trips, childhood asthma rates that are off the charts, the vehicles that would be increased by this highway expansion will exacerbate these problems. They would also increase greenhouse gas emissions in the midst of a climate crisis directly contravening the governor's stated goals, codified policy in the state of New Jersey to rapidly reduce greenhouse gas emissions. Why is the Murphy administration's own agency, own Department of Transportation proposing projects that violate environmental justice law, state policy on climate change do nothing to alleviate the problems and instead should be investing these billions of publicly funded dollar projects into public transportation that is powered by renewable energy.

Andy Swords thanked Mr. Smith for his comment. Mr. Swords said that I'm not in a position to comment on the Newark Bay project. However, I would suggest that you look at our most current capital program, we actually have a very good diversity of investments which includes substantial investments in public transportation. I would also point out that the new bipartisan infrastructure law that was recently passed on November 15 signed by President Biden does chart a course toward more sustainable transportation and our department will be working to do our part to help to meet those goals.

Chairman Wright said that we've been aware for a long time that the state plan that we're working from today is now over 20 years old that was created in an era when these issues of climate change and resiliency and all of these were not as profound and scary for us and it's immediate as they are today. This is part of the state plan implementation process that is one that focuses on working with and among communities and kind of coordinating between local, county and state government on land use planning issues. There is also an enormous benefit of simply daylighting these issues and bringing up and through conversation understanding what the long term challenges and opportunities are for all the communities and residents, even the natural habitat and everything in the state of New Jersey. I appreciate these comments of pointing out the need for us to be getting our arms around these issues and figuring out how they fit into the growth management framework that we are working from. It's a legacy document. I want to express my deep appreciation for all the members of the public who took their time out today to join us and participate in this process. It is a process it's not something that this Commission doesn't have the ability to approve or deny permits or other things. This is part of a larger process of turning the ship of state.

## **ADJOURNMENT**

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Shanel Robinson and seconded by Stephen Santola. All were in favor. The meeting was adjourned at 11:27 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Donna Rendeiro".

Donna Rendeiro, Secretary  
State Planning Commission

Dated:

March 2, 2022

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: FEBRUARY 2, 2022    TIME: 9:32 AM**

Levi Klinger-Christiansen - DAG  
Walter Lane - Planning Director, Somerset County  
Meg Cavanagh – NJDEP  
Erica L. Lockhart – NJBAC, Communications Specialist  
Dr. Keisha Cogdell – Register Nurse, United Health Care  
Dan Sindoni – Mercer County, Planning Department  
Jean McClelland – North Bergen Resident  
Joseph Bouvier – Green Team, Merchantville  
Paul Dietrich – Municipal Engineer, Upper Twp.  
Kim Hayes – Committee Member, Upper Twp.  
Olivia Mendler – Attorney, Egg Harbor Twp.,  
Dan Young – Solicitor, Upper Twp.  
Paula Rogovin – Chair Person of Coalition to Ban Unsafe Oil Trains. Teaneck Resident  
Thomas Fritts – Mayor, Allentown  
Noa Gordon-Guterman – Food and Water Watch, New Brunswick  
Kate Delany – South Jersey Resident  
Dennis Gormley – Voorhees Resident  
Renee Allessio – Board Member of Sustainable, West Milford  
Charlie Kratovil – Editor of New Brunswick Today, Community News Paper  
David DuMont – NJDEP  
Mark Villinger – Planner, Ocean County  
Matt Baumgardner – NJDEP  
Sudhir Joshi – NJDOT  
Susan Druckenbrod -- Cherry Hill Resident  
Tina Weishaus – Highland Park Resident  
Rhyann Grech – Pinelands Preservation Alliance  
Matt Smith – New Brunswick Resident  
Sam DiFalco  
Linda Rubiano  
Holly Cox  
David Hughes  
Teri Jover  
A. Soriano