

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Meeting Minutes of December 16, 2021

Online Virtual Teams Meeting
Department of Community Affairs
101 South Broad Street
Trenton, New Jersey

ATTENDANCE

Board Members:

Valerie Hrabal, Chair
Janice Talley, Vice Chair
Timothy Kernan
Thomas Olenik
Thomas O'Shea
Jason Kasler
Joseph Staigar
Suzanne Walters

DCA Staff:

John Lago
John Donadio
Maria Connolly

Guests:

Susan Weber	NJ DOT
Jeff Kolakowski	NJ Builders Association
Mike Pisauo	The Watershed Institute
Grant Lucking	NJ Builders Association
Kelley Curran	NJ Highlands Council

CALL TO ORDER

Ms. Valerie Hrabal, chair of the Site Improvement Advisory Board, called the meeting to order at 10:00 a.m.

OPEN PUBLIC MEETINGS ACT

In accordance with the Open Public Meetings Act (P.L. 1975, chapter 231), notice of the time, date, and place of this meeting was given to the Secretary of State of New Jersey,

The Star-Ledger of Newark, The Asbury Park Press, The Press of Atlantic City, and The Courier-Post of Camden.

ROLL CALL

The roll was called and attendance noted for the record.

OLD BUSINESS

Stormwater

The stormwater committee released proposed changes to the board. League of Municipalities' representative Mayor Suzanne Walters asked for more time to consider the rule changes. The request was granted. She is hearing that because of recent flooding local offices say they need to exceed NJ Department of Environmental Protection (DEP) stormwater standards. Board chairwomen and stormwater committee chair Val Hrabal said the intention of the rule changes were to align DEP and RSIS rules and that that RSIS rules should promote uniform, consistent, and predictable rules statewide. DCA staff reminded the board of the 1993 enabling legislation that endorses uniformity for residential site standards throughout the state.

DEP representative Gabe Mahon supported referencing DEP stormwater rule entirely so that the two sets of rules are never out of lockstep. DCA staff advised it was important to keep stormwater rule language in the code to keep track of rule changes and interpret the rule internally. Board member Janice Talley asked if special area standards existed for stormwater. Staff advised there was a stormwater special area standard for Harding Township located in the Great Swamp area. Ms. Talley questioned if the process for a special area standard in the RSIS rule was clear and if municipalities understood the process. She recommended that the New Jersey Planning Officials provide a course for planning board officials on special area standards at the annual meeting of NJ League of Municipalities. The board will reconvene on this topic at the next meeting.

Parking Standards / Electric Vehicle Supply Equipment (EVSE) /Spaces

Janice Talley gave an update on the streets and parking rule proposal change that was approved at the last meeting. The board's recommendation will be adopted as a rule proposal and will be sent to the DCA commissioner's desk for approval. After which the new rule will require the Governor's approval. If approved, the rule will get published in the NJ register and then be made available for public comment. The process can take between 3-6 months for completion.

NEW BUSINESS

Rainfall Data

Val Hrabal advised the board of new rainfall data being assessed by the DEP. She said the new rainfall rates could drastically change stormwater calculations and influence development. Gabe Mahon advised that the new rainfall data was being evaluated by DEP, but that it was not ready for public comments and there are no new proposals made at this time.

PUBLIC COMMENTS

The chair asked for public comments. Mike Pisauro from the Watershed Institute asked if the public can be invited to a subcommittee meeting. They can be invited at the discretion of the committee chair. Grant Lucking from the NJ Builders Association said the stormwater rules should be predictable and calculable. He supported targeted development areas for growth that has predictable and uniform rules.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:55 a.m.

Respectfully submitted,

John Donadio
Secretary to the Board