



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

LT. GOVERNOR TAHESHA L. WAY
SECRETARY OF STATE

THOMAS K. WRIGHT
CHAIRMAN

DONNA A. RENDEIRO
Executive Director/Secretary

**New Jersey State Planning Commission
Minutes of the Meeting Held on March 6, 2024
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the March 6, 2024 video conference of the New Jersey State Planning Commission (SPC) to order at 10:18 a.m.

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.

ROLL CALL

Members Present

Danielle Esser, Director of Governance, NJ Economic Development Authority (joined 10:28)
Frank Gaffney, Designee for President Christine Guhl-Sadovy, Board of Public Utilities
Susan Weber, Designee for Francis K. O'Connor, Acting Commissioner, Department of Transportation
Bruce Harris, Municipal Member
Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection (joined 10:39)
Edward J. McKenna, Vice Chair, Public Member (joined 10:23)
Keith Henderson, Designee for Jacquelyn Suarez, Acting Commissioner, Department of Community Affairs
Shanel Robinson, County Commissioner Director, County Member
Elizabeth Terenik, Public Member (joined 10:22)
Melanie Willoughby, Designee for Lt. Governor Tahesha Way, Secretary of State, Department of State
Stephen Santola, Public Member
Julia Somers, Public Member
Jeffrey Oakman, Senior Policy Advisor, Office of the Governor
Thomas Wright, Chairman

Others Present through Video conference

See Attachment A

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 February 7, 2024, with non-substantive changes. Julia Somers made the motion, and Shanel Robinson seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Frank Gaffney, Susan Weber, Bruce Harris, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (0). The February 7, 2024 minutes were approved.

CHAIRMAN'S COMMENTS

Chairman Wright discussed his recent participation in the DVRPC's annual board retreat in Morristown, New Jersey, where he delivered a speech on regionalism. It was a great opportunity to see an MPO planning for land use and transportation investments for the future. DVRPC has also provided resources for their counties in New Jersey to participate in the cross-acceptance process, which is a tremendous opportunity for those counties, and will assist them in participating in the process.

EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro announced that the Office has hired Sara Bennett as the Administrative Assistant. She will be onboarding on March 25.

Since the February 7 SPC meeting:

- Staff is working with Dover, Burlington Township, Seaside Heights, Little Egg Harbor, Ocean Township, Woodstown, Ocean City, Barnegat, Sparta, Dennis, Berkeley, and Red Bank on mapping and other requirements toward Plan Endorsement.
- Staff continues to work on the mapping for Little Egg Harbor.
- Dover met with the Highlands Council and they're determining in which direction they want to go. They do want to continue with this process and the Office will continue to work with them. Discussions continue with NJ Transit regarding their maintenance yard and other NJ Transit issues.
- Staff has completed the trends analysis as part of the Opportunities and Constraints report for Newton. A meeting is scheduled for March 8 to discuss the process.
- The Office received the resolution from Sparta approving the Plan Endorsement Advisory Committee.
- The Office was contacted by Woodstown to meet to review the Plan Implementation Agreement with an eye toward endorsement.
- The Office received a response from Seaside Heights regarding the Opportunities and Constraints Assessment; staff is currently working on the Plan Implementation Agreement and the mapping.
- Staff met with representatives from Red Bank to discuss goals and consistency for their Municipal Self-Assessment; staff is reviewing mapping previously submitted.

The Executive Director presented at the Watershed Institute's annual conference on the importance of regional planning.

The Office received additional comment from NAIOP on the warehouse guidance and we are working to update the ordinance based on those comments.

Staff attended the inaugural meeting of NJ Future's Housing Advisory Committee. Topics included zoning reforms, accessible affordable housing data, and other topics. We will continue to participate in this Committee.

Staff participated in the South Jersey Transportation Organization's Stakeholder Advisory Committee/Technical Advisory Committee's second scenario planning workshop. The workshop is part of the scenario planning project, which will ultimately be incorporated into the long-range Regional Transportation Plan for the South Jersey region.

Staff also attended the Route 9 TOD Transit Friendly Planning meeting.

The Executive Director attended the Delaware Valley Regional Planning Commission annual board retreat. Chairman Wright was the keynote speaker.

The Office has been asked by the Arts Council to update the cultural assets data layer; that review is underway.

Staff continues to work with OIT on OPA's website update.

The Office participated in meetings related to:

- NJTPA, DVRPC, SJTPO
- County Planners Association
- Coastal Coalition
- IAC
- NJ Climate Change Alliance
- NJ Climate Resilience collaborative
- Staff reviewed OIT's progress to date on OPA's beta website. OIT is continuing to work on the remaining pages.

The Office has been requested to provide fiscal notes on A-3685 (identical bill S-1077) and that will be completed this week. This bill provides \$1,000,000 to OPA to provide technical assistance to municipalities that want to update their master plans and/or ordinances to comply with the SPC warehouse guidance. Of the 24 bills that have been introduced in the new legislative session that either directly or indirectly impact the Office and/or the Commission, nine directly relate to the Office and/or the Commission. We will be monitoring another five; while they do not directly relate to our Office and/or the Commission, they do impact overall land use policies in the State.

OLD BUSINESS

State Plan Update

Director Rendeiro reported the Office is continuing to receive comments on the first preliminary plan. The Office is hoping to have all comments by the end of the week so we can develop a final draft. The Office is planning to present the preliminary plan to the Commission for approval at the April meeting and would like to propose an in-person meeting.

The Office discussed the mapping protocol at the Plan Development Committee meeting. The Office has come a long way from what was originally presented and we want to find a compromise between having flexibility for the municipalities, providing information to them so that they can make informed decisions, and also

helping to achieve our goal of identifying areas for development and conservation that's required by the State planning act.

If the preliminary plan is approved at the April meeting, we have tentative schedules for the 21 public hearings. 20 of the 21 counties have been tentatively scheduled.

The Office has two outreach events scheduled with a third underway. The first is scheduled for March 21 at the BAPS Temple in Robbinsville. The second is scheduled for April 15 in Millville. The third outreach will be in Paterson at one of the local schools to encourage youth engagement.

The Office currently has five interns working in ten counties to assist them in reviewing municipal master plans. The office will have two additional interns joining on March 11 to assist another four counties.

DVRPC will be providing funding for consultants for their four counties. The Office has identified the scope of service services for the DVRPC consultants, which we will use if we're able to get additional funding to help the counties.

The Executive Director presented to the Mercer County Planning Board, the Monument County Planning Board, and the city of Patterson on the plan update. The Executive Director will be presenting to the Atlantic County mayors on March 22.

There was an error in the Cross-Acceptance manual in terms of whether a municipality needs to provide a resolution. The rules require that they only have to provide a resolution if they disagree with the county submission but it was not stated correctly in the Cross-Acceptance manual so the Office will consult with the DAG to see if a resolution is required.

NEW BUSINESS

RESOLUTION 2024-04- Resolution of Approval Township of Burlington Plan Endorsement Petition

Director Rendeiro referred the presentation to Lisa Avichal.

Lisa Avichal proceeded to present the Township of Burlington Plan Endorsement Petition.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/2024-0306/spc-materials-2024-0306-burlington-township-presentation.pdf>

Without any questions or comments from the commission members, Chairman Wright referred to Director Rendeiro to read the resolution.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2024-04.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-04. The motion was made by Ed McKenna and seconded by Julia Somers. Chairman Wright asked for a roll call vote. Ayes: (14) Danielle Esser, Frank Gaffney, Susan Weber, Bruce Harris, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (0) Resolution 2024-04 was approved.

ADJOURNMENT

With no further comments from the Commission or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Jeffrey Oakman and seconded by Bruce Harris. All were in favor. The meeting was adjourned at 11:07 a.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: MARCH 6, 2024 TIME: 10:18 AM

Adam Bradford
Adam Marshall, DAG
Anthony Soriano
Barbara Woolley-Dillon, DEP
Bill Millette, Hunterdon County
Brenda Haycock
Carlos Rodrigues
Chris Sturm, NJ Future
Christine Faustini
Dan Kennedy, NJ
Dave DuMont
Grant Lucking
Jason Kasler, NJPO
Jodi Botlinger, Burlington Township
Mayor E.L. Pete Green, Burlington Township
Katherine Fullerton, Hunterdon County
Katrina McCarthy, Rowan
Matt Baumgardner, NJDEP
Megan Fackler, NJDOT
Ruth Foster, NJDEP
Tim Evans, NJ Future
Tom Stanuikynas, Burlington County
Walter Lane, Somerset County