



State of New Jersey  
DEPARTMENT OF STATE  
NEW JERSEY STATE PLANNING COMMISSION  
P.O. Box 820  
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PHILIP D. MURPHY  
*Governor*

THOMAS K. WRIGHT  
*Chairman*

SHEILA Y. OLIVER  
*LT. GOVERNOR*

DONNA A. RENDEIRO  
*Executive Director/Secretary*

**New Jersey State Planning Commission  
Plan Implementation Committee  
Minutes of the Meeting Held on May 19, 2021  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the May 19, 2021 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:31 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**

County Commissioner Director Shanel Robinson, Chair, County Member  
Danielle Esser, Director of Governance, NJ Economic Development Authority  
Nick Angarone, Designee for Acting Commissioner Shawn LaTourette, Department of  
Environmental Protection  
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of State  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation

**Others Present through Video conference**

See Attachment A

## **PLEDGE OF ALLEGIANCE**

Chairwoman Robinson asked everyone to recite the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

No minutes were approved. Minutes from April 21, 2021 will be approved and vote on the next PIC meeting.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson welcomed everyone to the PIC meeting. She wished everyone a happy Memorial Day holiday.

## **EXECUTIVE DIRECTOR'S REPORT**

The Director commented that the two items on the agenda will not require a decision today.

The first one is an update on the Woolwich Township matter. The other is to bring the committee up to date on the PSEG map amendment request that will support the Wind Port in South Jersey. This cannot be brought to the SPC for approval until the 90 day comment period is over.

## **NEW BUSINESS**

### **Update: Woolwich Twp. Transfer Development Rights Program**

Director Rendeiro commented that there was a discussion with the Mayor of Woolwich. There were three major issues. The first is whether or not the Township will be obligated to repay the \$5 million dollar grant from SADC and the TDR bank; The second will be sewer service areas designation and whether any of designation will need to get pulled considering that TDR will no longer be valid; and the last is the lawsuit that involved the State.

OF these three issues, the office was told by the Township that the legal matter will be either dismissed or that the State will be dismissed with prejudice. The Director commented that Nick Angarone from NJDEP is currently looking into the sewer service area. Related to the \$5 million dollars, the Director commented that it is a TDR bank's decision, and that it's out of the SPC purview.

What is in front of the SPC right now is whether or not the Township wants to continue PE. Their center expired in April this year and that if they choose to participate in PE again the office can look into redesignating their center. This was presented to the Mayor, who is going to discuss it with his Township Committee. In the meantime, the Mayor would like to have a discussion with SADC and the TDR bank. At this point there is no further action needed from either the PIC or the SPC until the Township makes a decision regarding whether or not they want to continue with PE. If they choose not to continue with PE, not only will they lose their receiving areas as related to TDR, but they will also lose their center designation.

Chairwoman Robinson asked is there is a timeline in which they need to make a decision. Director answered that there is not a timeline. The center already expired, if they choose to participate, they will need to go through a regular PE process.

Commissioner Esser asked when their endorsement expired. Director Rendeiro answered that their endorsement technically expired this past April.

### **PSEG Map Amendment**

Director Rendeiro commented that PSEG is proposing a map amendment to support the New Jersey Wind Port in Lower Alloway's Creek in South Jersey. The Director said that there is no decision needed by the PIC until the public comment period is met.

The Director commented that Meghan Wren from OPA will be presenting and updating on what the petition looks like, the circumstances and a general idea of the petition for the map amendment.

Sean Thompson from NJDCA asked when the public comment period ends. The Director answered that the public comment period starts today, and that there is a 90 day public comment period, and that within the 90 days there is 45 days for state agencies to make comments.

The Director referred the presentation to Meghan Wren.

This presentation can be found in the following link:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/pic-materials-5-19-2021.zip>

The Director proposed that the state agencies on the SPC will review the expansion (material included). Some the Federal Agencies need to be notified, including the Coastguard, Fish and Wildlife and others. The Director commented that the notice will go out in the next day or two and asked the members to provide or suggest any other agency that they consider important to be included.

The Director commented that it's not necessary to hold a public meeting unless it's requested by either the municipality or at least 10 members of the public. It's not anticipated that a public meeting will be held other than what they normally do for the zoning meetings and the like.

The Director commented that after the 90-day public comment period, the SPC will be asked for an approval of the map amendment. In the meantime, the PIC will be notified and updated.

Chairwoman Robinson suggested to notify the FAA (Federal Aviation Administration). The Director explained that this is a separate project from the actual installation of the Wind Turbines. The purpose of this map amendment is more of a manufacturing facility for parts for the Wind Turbines and that she will certainly consider the Chairwoman's suggestion.

Commissioner Esser commented that this property is currently owned by PSEG, which is a major job creator and an important Statewide initiative of Clean Energy. Meghan explained that this property is currently owned by the US Army Corp. And that it will be given to PSEG.

**PUBLIC COMMENTS**

Chairwoman Robinson asked for any comments from the public.

Chairwoman Robinson asked the Director if there were any emails received. The Director answered that no emails have been received.

With no further comments from the public, Chairwoman Robinson asked to close for public comments.

**ADJOURNMENT**

With no further comments from the Commission or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Nick Angarone and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 9:54 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary  
State Planning Commission

Dated: June 16, 2021

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION  
PLAN IMPLEMENTATION COMMITTEE**

**ATTENDEES**

**DATE: MAY 19, 2021**

Walter Lane – Planning Director, Somerset County

Jonathan Sternesky – NJHMFA

Matt Baumgardner – NJDEP

Mark Villinger - Lakewood

Jelena Lasko - NJDOT

Sudhir Joshi - NJDOT

Meg Cavanagh - NJDEP

Rhyan Grech - Pinelands Preservation Alliance