



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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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 June 16, 2021
Zoom Video Conference**

CALL TO ORDER

Chairwoman Robinson called the June 16, 2021 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:30 a.m.

OPEN PUBLIC MEETINGS ACT

It was announced that notice of the date, time and place of the meeting has 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 Shawn LaTourette, Department of Environmental Protection
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of State
Susan Weber, Designee for Diane Gutierrez-Scaccetti, 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

Chairwoman Robinson asked for a motion to approve the Minutes of the April 21, 2021 and of the May 19, 2021 meetings. Danielle Esser made the motion; seconded by Nick Angarone. The April 21, 2021 and the May 19, 2021 minutes were approved.

CHAIRWOMAN'S COMMENTS

Chairwoman Robinson welcomed everyone to the PIC meeting. She thanked everyone for their commitment and dedication to this committee.

EXECUTIVE DIRECTOR'S REPORT

The Director commented that the two updates. The first update is that the draft language for the rule update has been completed and is currently under review by the DAG. After feedback from the DAG, it will be submitted to our Interagency partners for their review and comments and finally to the PIC for approval to move the action to the SPC for approval. The second is that the office received an opinion from the DAG with reference of the revoked public health emergency and that the center expiration date is January 22, 2022. (Note that since this meeting the date of expiration has been corrected to be January 11, 2022). The office is in the process of preparing a letter for all of the remaining 76 municipalities. This is an attempt to get everybody through, the office is in the process of developing a plan and will be committed getting as many through the process as possible; we will be responding first come first serve basis.

NEW BUSINESS

Vernon Township Endorsement Recommendation

Director Rendeiro commented that Vernon Township worked very hard to exhibit good land use planning practices and was responsive to all state requests. The Director referred the presentation to Matt Blake.

This presentation can be found in the following link:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/pic-materials-6-16-2021.zip>

The Director commented that the town is a great example of a successful way of balancing economic growth opportunities and environmental protection. The town has done phenomenal work in terms of their planning efforts and that continuing those efforts into the PIA is appropriate based on what they

have done so far. There is a clear indication of good faith from them that they are going to be doing the right things; the office will continue to work with the town. The Director commented that it was a great opportunity to work with the town because of the many unique aspects of their land. They worked well with the state to come up with creative solutions.

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

Commissioner Esser thanked Matt Blake for the presentation. She asked why the town is not seeking Plan Conformance with the Highlands and instead are looking for Plan Endorsement through the State Planning Commission. Matt responded that from the Town's perspective they were able to work well with our office and with the agencies partners and is looking to receive more benefits for being an endorsed town. The Highlands has very restrictive land used regulations and controls that may apply to the planning area as part of this process. The town felt they have a good state agency partnership to work with as they went through this process.

Jessica Caldwell, Planner from Vernon Township, agreed with Matt's statement. She commented that 33% of the municipality is in the planning area, and that the concern is that it is a very large area that would take a lot of time to study to even determine whether they would do conformance. Because there is already a town center designation, the town felt that going through Plan Endorsement was the right path to take in order to continue working with the state. There is a lot of existing infrastructure from the early 2000s, and the municipality has spent over \$10 million. The town would like to embrace this opportunity to grow the town center in a sustainable way.

Commissioner Esser commented that according to the report, the center has been extended from 1.27 square miles to 1.55 square miles and an equal amount is being preserved to account for the expansion of the town center. The Commissioner asked if this is an accurate understanding of the major changes that have been proposed. Matt Blake answered that the map was updated to include additional preservation areas that reflect changes in ownership and open space.

Jessica Caldwell commented that there are some areas that are part of the sewer service area and within the Center that are not going to be developed. At a meeting with the Mayor and the Council last week, there was a discussion of a bike trail that was presented including open space, park and recreation space within the Center.

Sean Thompson from NJDCA asked why the town did not submit a complaint to the court for declaratory judgement. Jessica answered that the initial number of units for 2015-2016 for Vernon's obligation was about 1200 units. The town felt they could not address that level. Through the process and some of the court decisions since then, the number of units is now between 300 to 400 units and that is a more realistic opportunity for the town. There has been a lot of pressure in the municipality with a very small amount of building over the past 10 years.

With no further comments or questions from the Commission or the public, Chairwoman Robinson asked for a motion to move the Vernon Township recommendation for endorsement to the SPC. The motion was made by Nick Angarone and seconded by Sean Thompson. All were in favor.

ADJOURNMENT

With no further comments from the Commission or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Danielle Esser and seconded by Nick Angarone. All were in favor. The meeting was adjourned at 10:20 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donna Rendeiro".

Donna Rendeiro, Secretary
State Planning Commission

Dated: July 21, 2021

ATTACHMENT A

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

ATTENDEES

DATE: MAY 19, 2021

Walter Lane – Planning Director, Somerset County

Matt Baumgardner – NJDEP

Jelena Lasko - NJDOT

Meg Cavanagh - NJDEP

Dave DuMont - NJDEP

Ruth Foster - NJDEP

Rhyan Grech - Pinelands Preservation Alliance

Jessica Caldwell - Planner, Vernon Twp.

Frank Gaffney - NJBPU

Jason Kasler - AICP/PP - Kasler Associates, PA

Tori Kemp - Ocean County