



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
Plan Implementation Committee
Minutes of the Meeting Held on February 15, 2023
Zoom Video Conference**

CALL TO ORDER

Chairwoman Robinson called the February 15, 2023 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:32 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

Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection

Danielle Esser, Director of Governance, NJ Economic Development Authority

Bruce Harris, Municipal member

Keith Henderson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs

County Commissioner Director Shanel Robinson, Chair, County Member

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 with corrections of the January 18, 2023 meeting. Danielle Esser made the motion; seconded by Nick Angarone. All were in favor. The January 18, 2023 minutes were approved.

CHAIRWOMAN'S COMMENTS

Chairwoman Robinson did not have comments.

EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro said that the expirations are coming at end of March. We are continuing to work with a number of municipalities to get them through the process. We will continue to work with anybody that's looking to continue to work with us so that effort will continue. We believe there'll be about 35 to 40 municipalities that will continue to have an open active file. Today, we have four municipalities to talk about. The first two that we are going to talk about are Edgewater Park and the Township of Florence. After that, we will present Bound Brook, and then Maurice River.

NEW BUSINESS

Endorsement proposal for Edgewater Park Township

Director Rendeiro referred the presentation to Lisa Avichal.

Lisa proceeded to present Edgewater Park Township.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2023-0215/pic-materials-2023-0215-Edgewater-Park-Recommendation-Report-and-PIA.pdf>

Lisa said that Tom Stanuikynas from the Burlington County Bridge Commission could not join us today, but he did send a quick message to share with the members "I am unable to attend the PIC meeting but want to acknowledge the hard work that Edgewater Park and Florence have exhibited through State Plan Endorsement. I would like to thank Lisa and Donna from OPA, the mayors and business administrators from both communities as well as Mark Remsa for the collaboration on this important process. I look forward to continuing this relationship with the state, county, and Route 130 Corridor communities.

Tom Pullion, Business Administrator from Edgewater Park said that he wants to thank everybody that was instrumental in helping us get to this point. Edgewater Park is going through an exciting phase. We have many great things happening all at one time. Our ability to work with the State and the County in moving Edgewater Park forward is tantamount to our goals here that we have established. I want everybody at the state level to understand that the committee and everybody in Edgewater Park are committed to supporting not only the county but also the state's goals. Once again, I want to thank Mr. Stanuikynas and an old friend here, Mr. Remsa, who can tell you that for years he and I worked hand in hand. Mark is largely responsible for getting us through the troubling years (I want to call them) and getting us to this point right now. I cannot thank everybody so much.

Commissioner Harris asked about where the CESs are. Lisa responded that a lot of the CESs were added due to threatened and endangered species and for the flooded areas.

With no further discussion or questions and due to a sound difficulties with Chairwoman Robinson's Commissioner Esser asked for a motion to move the recommendation for Plan Endorsement of the Township of Edgewater Park to the SPC. The motion was made by Bruce Harris and seconded by Nick Angarone. All were in favor. To move the recommendation for Plan Endorsement of the Township of Edgewater Park to the SPC was approved.

Endorsement proposal for the Township of Florence

Director Rendeiro referred the presentation to Lisa Avichal.

Lisa proceeded to present the Township of Florence.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2023-0215/pic-materials-2023-0215-Florence-Recommendation-Report-and-PIA.pdf>

Craig Wilkie, Mayor of the Township of Florence said that it has been a great process and very educational. Some of our committee members and others were surprised at how great the town is doing. He echoed the Commissioner's comment about Mark Remsa. He said that they are so smart, they brought Mark on and he is now our township planner.

Mark Remsa, Planner for the Township of Florence thanked the Mayor and Commissioner for the kind words. It is been a terrific process. Great working with Lisa and Donna's staff and with Tom Stanuikynas from the County. We are looking forward to continuing the partnership with the state. There is a lot to do. Florence Township looks forward to accomplishing more. We have infrastructure issues because we are growing. We have redevelopment issues. We are looking forward to the state's assistance and all those matters.

With no further comments, Chairwoman Robinson asked for a motion to move the recommendation for Plan Endorsement of the Township of Florence to the SPC. Bruce Harris made the motion; Danielle Esser seconded the motion. With no further discussion or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, and Chairwoman Robinson. Nays: (0). Abstains: (0). to move the recommendation for Plan Endorsement of the Township of Florence to the SPC was approved.

Endorsement proposal for the Borough of Bound Brook

Director Rendeiro said that Walter Lane could not be here today. But he asked me to relay the following message: "The county is fully supportive of the Bound Brook Plan Endorsement center designation efforts. The county has been working with them for many years to advance their planning efforts which fully aligned with the county's plans and policies".

Director Rendeiro referred the presentation to Barry Ableman.

Barry proceeded to present the Borough of Bound Brook.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2023-0215/pic-materials-2023-0215-Bound-Brook-Recommendation-Report-PIC-2-10-23.pdf>

Hector Herrera, Business Administrator for the Borough of Bound Brook extended their gratitude to Barry. Personally, it has been educational. You also often hear about plans that are done and you never see them again. That is not the case in Bound Brook. We work on these plans and then implement them as soon as funds become available. I do want to extend our gratitude to the entire staff to get us to where we are now.

Carlos Rodrigues, Planner for the Borough of Bound Brook said that he is not sure how many know this, but significant portions of the 2001 State Plan were written by me. It is easy to go down to the municipal level and develop a planning framework that is consistent with that. It sort of it comes naturally. I have been fortunate to be working with Bound Brook for an extended period. I started working there before the Army Corp project was completed. They hired me to develop an urban design plan for the downtown because they anticipated that once the Army Corp project was complete, there would be a renewed interest in redevelopment in the downtown and they anticipated correctly,

We either got thousands of units, under construction or occupied, or in the planning stages, and it's all downtown pretty much. It has been an interesting experience for me because it is a community that, due to the flooding and other causes, was essentially static for decades, there was no development, and there was no new housing. It was completely flat-lined. Then once that Army Corp project was completed, and proved to be effective, there was a tremendous resurgence in interest.

It is one of the most affordable communities in Somerset County. We were prepared; we had a redevelopment framework in place that was ready. We had one project, 240 units, a pioneering project, which actually was built before the Army Corp project was completely in place. That was a huge success, fully occupied. That tested the market and the development community realized there was a real opportunity here. Following that, we have been working on a number of redevelopment projects, big projects, expensive projects, the reopening of the waterfront, and the building of a waterfront Greenway along the Raritan River, which is complicated because it involves a Conrail unused railroad right of way. There is that parcel that Barry mentioned, which is the largest piece of open space in the Borough, happens to be on the other side of the Brook, and has no direct access. In order to get access to that, we need a pedestrian bridge, again, an expensive project. The borough has a planning agenda that includes a number of these rather expensive projects, and we are looking forward to receiving assistance from the various state agencies and anyone else who is willing to pitch in to get these things accomplished.

Barry Ableman said that one other thing that I forgot to mention, is that NJDOT has designated Bound Brook as a TOD as part of their program. I apologize. I didn't mention it before.

Commissioner Esser asked that she thought in the memo from Barry, that the recommendation conditional upon when the municipality brings it to their planning board and governing body. Is there a timeline for that? Director Rendeiro responded that when we have done these conditional endorsements in the past, we typically give them 60 days to adopt locally.

Director Rendeiro said that the Chairwoman has to recuse herself because Bound Brook is in Somerset County.

With no further comments, Chairwoman Robinson asked for a motion to move the recommendation for Plan Endorsement of the Borough of Bound Brook to the SPC. Danielle Esser made the motion; Nick Angarone seconded the motion. With no further discussion or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (5) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, and Keith Henderson. Nays: (0). Abstains: (1) Chairwoman Robinson. The recommendation to move the Borough of Bound Brook for Plan Endorsement to the SPC was approved.

Endorsement proposal for Maurice River Township

Director Rendeiro referred the presentation to Meghan Wren.

Meghan proceeded to present the Borough of Bound Brook.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2023-0215/pic-materials-2023-0215-MRT-Recommendation-Report-2-10-23.pdf>

Director Rendeiro said that we would like the Committee to consider three areas. They are not showstoppers; if necessary, we can move forward without them. We have accommodated all other suggestions that DEP has made. I apologize for not getting it out sooner, but as Meghan said, the Township does want us to hopefully get this to the Commission before the expiration.

Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection said that he just wanted to note that not having been able to look at them at any level of detail; he does not want to comment publicly on it at this point. Director Rendeiro said that what I'll suggest is that we will continue to have these discussions with NJDEP and if we don't come to an agreement, we are willing to forego those items.

Commissioner Esser asked if there is additional information that is provided that is not available now, should we have another PIC meeting before the SPC? She is trying to understand what materials we are talking about.

Director Rendeiro said we are not talking about additional materials. There are three areas that we would like to consider. This was the 11th hour so I do apologize for this. We would just ask Nick to take one more look at it. If he can agree to any of those, then we can come to an agreement. If not, we can continue to move forward. So it's really just asking the DEP to reconsider those three areas.

Commissioner Esser asked to put a bit more context about what DEP has to consider. What are the changes? She is not exactly sure what we are talking about.

Director Rendeiro said that it is really just a question of whether or not these three areas should or should not be included in the Center. I think of DEPs primary concern is that it is mostly forested, there does not seem to be other environmental issues there.

Meghan Wren said that we're looking at a community that has nationally significant biodiversity. Many areas in the community are highly ranked and there are Natural Heritage Priority sites. In this case, there is the stream corridor that comes through here (map provided in the presentation). There are some threatened endangered plant species further up the watershed. NJDEP did not want to see this connection between this area of the community and the area that goes over that corridor. So we had just suggested that potentially it could connect through where there is the Pinelands village so they could be a contiguous village by letting that be a little center. That is one question.

The other questions are two extensions to the Center. This is a commercial property along Route 47. At the other end of this area, there are two properties next door, each one of them is commercial, but are ranked for habit. NJDEP does not love going along the highway but in this case, it is actually contiguous to a village on the other side. It is not just this little loop; there is a village over here too.

Director Rendeiro said that the concern from NJDEP is that the site is forested. They do not generally like forested areas considered in a Center. We are looking at acknowledging that there is commercial use on that site. This is not something that would be a showstopper, we are just asking the NJDEP to consider it and reconsider it. If they say no, then we will present it to the Commission without those items.

Meghan Wren said that it is a question of the PA4 and the Center. We have been working to have the Center boundaries follow the PA4 boundary; I think this probably should not be a PA4. They asked us to remove the PA4. Instead of removing the PA4, we would extend the center boundary to include the areas that could potentially be PA4. That means expanding out across a straight line, including three properties. These are tiny areas where if the answer is no, nobody is going to walk away. We just wanted to hear the answer before finalizing the map.

Director Rendeiro said that the proposal would be, pending other comments or discussion, that we do get an okay to move to the Commission, subject to DEP reviewing those three items. Based on their decisions, they would either be included in the presentation, not included in the presentation or some combination of those. Nick is right; he did not have a chance to look at it because this came up literally late yesterday. I did not want to hold up the process because

if we cannot come to an agreement on those three items, then we certainly would go without them. So I do believe that we have enough confidence to move it forward. But that would give us a week or so to have Nick and his folks review those.

Commissioner Esser said that if it were appropriate, she would ask the Chair to make a motion to approve it, conditioned on the DEP's opinion on those three items, meaning that it would go forward with whichever ones they approve or not.

Nick Angarone asked to clarify that what we would move to the SPC is what is currently presented here, those three areas for further discussion essentially aside, and whether the SPC approves that or not is based on whatever final conversations we have.

Director Rendeiro said that essentially, what will be presented to the Commission would be what you have seen with the exception being those three areas will be based on your reconsideration. Those three areas are the only three that would remain in question. What would be presented would be a result of our discussion.

Commissioner Esser asked that the Director email the members of the PIC to let them know what is going to be presented to the Commission with the decision.

With no further comments, Danielle Esser made the motion; Chairwoman Robinson seconded the motion. With no further discussion or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, and Chairwoman Robinson. Nays: (0). Abstains: (0). The recommendation for Plan Endorsement of Maurice River Township to the SPC was approved.

ADJOURNMENT

With no further comments from the Committee or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Bruce Harris and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 11:14 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary
State Planning Commission
Dated: March 15, 2023

ATTACHMENT A

**NEW JERSEY STATE PLANNING COMMISSION
PLAN IMPLEMENTATION COMMITTEE
ATTENDEES
FEBRUARY 15, 2023**

Tom Pullion – Twp. Administrator, Edgewater Park
Ben Stowman – Maurice River
Craig Wilkie – Mayor, Twp. of Florence
Tom Churchelow -
Mark Remsa – Burlington County
Tom Stanuikynas – Burlington County Bridge Commission
Matt Baumgardner – NJDEP
David DuMont – NJDEP
Ruth Foster – NJDEP
Meg Cavanagh - NJDEP
Rachel DeFlumeri – NJDAG
Carlos Rodriguez – Bound Brook
Hector Herrera – Business Adm. Bound Brook
Juanita Scott
Jamie Ding