



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 January 8, 2025
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the January 8, 2025 video conference of the New Jersey State Planning Commission (SPC) to order at 10:32 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

Joe Grillo, Designee for President Christine Guhl-Sadovy, Board of Public Utilities (joined at 10:54 a.m.)

Edward J. McKenna, Vice Chair, Public Member (joined at 10:35 a.m.)

Susan Weber, Designee for Francis K. O'Connor, Commissioner, Department of Transportation

Bruce Harris, Municipal Member

Stephen Santola, Public Member

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

Keith Henderson, Designee for Jacquelyn Suarez, Commissioner, Department of Community Affairs

Shanel Robinson, County Commissioner Director, County Member

Elizabeth Terenik, Public Member (joined at 10:06 a.m.)

Julia Somers, Public Member

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 December 4, 2024, with non-substantive changes. Julia Somers made the motion, and Bruce Harris seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Susan Weber, Bruce Harris, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers and Thomas Wright. Nays: (0). Abstains: (0) The December 4, 2024 minutes were approved.

CHAIRMAN'S COMMENTS

Chairman Wright welcomed everyone back and stated that 2025 will be a busy year. In anticipation of that, he thanked the Commission, agencies, staff, citizens, and partners who will join together to do important work. In December, the Commission adopted the Preliminary Plan and launched the Cross-acceptance process; it is appropriate that an update on those items be provided during the first SPC meeting in 2025.

He then ceded the floor to Director Rendeiro for her report.

EXECUTIVE DIRECTOR'S REPORT

Since the December 4 SPC meeting:

- Staff is working with Dover, Newton, Seaside Heights, Little Egg Harbor, Ocean Township, Woodstown, Ocean City, Salem City, Barnegat, Sparta, Dennis, Berkeley, Manchester, and Red Bank on mapping and other requirements toward Plan Endorsement.
- Staff is working on mapping changes and reviewing mapping comments for the following municipalities: Woodstown, Lakewood, Dennis, Barnegat, Berkeley, Seaside Heights, and Ocean Township.
- Received comments from DOT and DEP on Salem City's Opportunities and Constraints analysis. Once DEP's comments are addressed, the full document will be sent to the municipality for review and comment.
- Work on Ocean City's Opportunities and Constraints and build-out analysis reports is almost complete. Awaiting comments from DOT and DEP on Salem City's Opportunities and Constraints and build-out analysis reports.
- Work on Red Bank's Trend Analysis and Opportunities and Constraints Report continues. The municipality has requested a waiver for visioning and we are reviewing it.
- Dennis Township contacted staff to reengage in their discussion about Plan Endorsement.
- Staff developed a methodology document for developing the Trend Analysis and Build-out Reports. The draft methodology is being reviewed internally.
- Lakewood Township submitted its Biennial Review Report. Staff is reviewing the report and the requested map amendment.

The Office participated in meetings related to

- NJTPA, DVRPC, SJTPO
- County Planners Association
- Coastal Coalition
- Delaware Bayshore Council
- NJIAC Agency Head meeting
- NJIAC Extreme Heat Communications workgroup

Staff participated in presentations regarding the reuse of dredge materials and a Rutgers/NJFuture update on their trails project.

The Deputy Director attended the APA-NJ awards ceremony.

Chairman Wright asked if the Commissioners had any questions or comments.

Commissioner Santola pointed out that Chairman Wright was prominently mentioned in the Sunday Times a couple of weeks ago under the heading "People Who Made New York Better in 2024" for his hard work on congestion pricing. The group was very prestigious, consisting of six or seven other New Yorkers who have had projects that the Times viewed as improving the city.

Chairman Wright thanked Commissioner Santola for his kind words. He then requested that the meeting move on to new business, specifically the resolution regarding the upcoming retirement of Executive Director Donna Rendeiro. He continued that Director Rendeiro has been an amazing leader for the Office of Planning Advocacy (OPA) and asked Lisa Avichal to introduce the resolution after which both the Commissioners and members of the public will be invited to comment.

NEW BUSINESS

Resolution of Approval 2025-01 Recognizing the Contribution of Donna Rendeiro, Office of Planning Advocacy Executive Director

Lisa Avichal read the resolution.

The Resolution can be found at: <https://www.nj.gov/state/bac/planning/documents/resolutions/resolution-2025-01-recognizing-donna-rendeiro.pdf>

Chairman Wright asked for a motion to approve Resolution 2025-01. The motion was made by Edward McKenna and seconded by Shanel Robinson. Chairman Wright asked for a roll call vote. Ayes: (11) Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, and Thomas Wright Nays: (0). Abstains: (0) Resolution 2025-01 was approved.

Chairman Wright shared that it was almost exactly five years to the day that he had become Chair and discovered in Director Rendeiro an unbelievable ally and partner in working on the State Plan. He, Director Rendeiro, and Vice Chair McKenna had dinner in Red Bank to discuss the State Plan at which Chairman Wright learned of Director Rendeiro's extensive work in and knowledge of the inner workings of state government and in addition, the bevy of collaborators and colleagues throughout agencies with whom she had cultivated strong relationships and goodwill. This was enormously valuable to the work of the Commission and OPA. Chairman Wright admired Director Rendeiro's depth of knowledge, passion for her work, tirelessness, and advocacy within state government. He continued that he had been blessed to work with Director Rendeiro and couldn't imagine the last five years without her as a wonderful partner and collaborator. Chairman Wright stated that the Commission and OPA have been set up for success with Deputy Director Walter Lane as her successor. He finished by thanking Director Rendeiro and wishing her all the best in her retirement.

Vice Chair McKenna stated that he had worked with Director Rendeiro many years ago, had knowledge of her skills, and was thrilled when she took on the task of getting the State Plan going in the face of much resistance. The Commission would not be where they are without her and he will be recommending that the governor appoint her to the Commission.

Commissioner Santola shared that upon his appointment to the Commission, he had lunch with Chairman Wright and Director Rendeiro, and she humanized the department and the process. He had been intimidated by government bureaucracy, but Director Rendeiro made him comfortable to participate from the outset. Chairman Wright commended Director Rendeiro for her tremendous technical skill and the personal touch she brought to the job.

Commissioner Harris voiced his agreement with all sentiments previously mentioned. When he was appointed to the Commission five years ago, Director Rendeiro traveled to Chatham to meet with him and a delightful discussion ensued. Over the past five years, Commissioner Harris shared that he learned much from Director Rendeiro, that it was a pleasure working with her, and he wished her the best of luck moving forward.

Commissioner Angarone stated that he and Director Rendeiro had met at least once a month to professionally discuss various aspects of mapping and planning throughout the multiple municipalities they'd worked on for plan endorsement and would miss her in those meetings. He expressed his appreciation for Director Rendeiro as a partner through the State Planning process and for her participation on the Interagency Council for Climate Resilience as one of the few people who regularly volunteered to take on additional work.

Commissioner Robinson thanked Director Rendeiro for her unwavering commitment, patience, and time spent engaging in conversation, particularly regarding the Plan Implementation Committee meetings.

Commissioner Somers expressed that Director Rendeiro had been kind and welcoming in showing her the ropes, complimented her professionalism, and shared that she will be greatly missed.

Frank Banisch shared that Bedminster came to the table looking to make changes to center designations that were not clear-cut. Through the process, Director Rendeiro explained everything that would be needed and offered to do anything possible to assist, including communicating with various state agencies. Mr. Banisch thanked Director Rendeiro and wished Deputy Director Lane good luck.

Tim Evans of New Jersey Future congratulated Director Rendeiro for getting the State Plan across the first finish line. He stated that this is the first time it's gotten this far since as far back as 1999, which is an impressive accomplishment. He shared that it has been fun working as a part of the consultant team, and remembered an initial meeting in which Director Rendeiro said she didn't think there was any problem that couldn't be solved with an Excel spreadsheet, which he seconded. Mr. Evans continued that working with Director Rendeiro and her team has been a rewarding experience. He finished by thanking her and expressing that he would miss working with her.

Deputy Director Lane thanked Director Rendeiro for the opportunity to work at OPA which he accepted because he saw the great work she was doing and wanted to continue that to make New Jersey a better place. On behalf of the staff, she was a great person to work for, and from his time on the other side of the table, she was a great partner to the counties. Director Rendeiro brought county staff on board, demonstrated the value they could provide, and answered questions diplomatically to ensure everyone left happy. Deputy Director Lane finished by lauding Director Rendeiro's skill, knowledge, and work ethic.

Sheena Collum of APANJ read Director Rendeiro a poem of her creation which emphasized Director Rendeiro's accomplishments and wished her well in retirement.

Grant Lucking spoke on behalf of the housing industry to express that Director Rendeiro had been great to work with. He stated that Director Rendeiro had many interests to juggle and did a fabulous job respectfully balancing that.

Director Rendeiro thanked everyone for their comments.

STATE PLAN UPDATE

Status of Activities and Public Responses to Date

Director Rendeiro reminded the Commission that the Preliminary Plan was approved on December 4, 2024, and was published to 3,500 individuals per the rules on December 6, 2024, along with a notice that the publication began the Cross-acceptance process. In the 45 days before the public meetings begin, the counties are required to send a resolution to OPA. They also must provide a work plan that details how they will proceed through the process of Cross-acceptance. The timeframe for the county public meetings begins on February 12, 2025, and end on April 16, 2025. After the public meetings, each county can begin working with their municipalities on the Cross-acceptance Response Template (CART) and inform OPA of their agreements and disagreements and any requested mapping changes.

Hopefully, that will be completed by the end of fall. With appropriate changes to the Preliminary Plan, a Draft Final Plan will be completed in addition to the Infrastructure Needs Assessment, the Impact Assessment, and the Statement of Agreements and Disagreements, after which six public hearings will be held. After the six public hearings, the Commission will be presented to for final consideration for the adoption of the Plan.

Since December 4, 2024, Jackie Rivera has been working on a master calendar for the required Cross-acceptance public meetings. At this point, OPA has heard from 16 of the 21 counties with either a tentative or confirmed date, time, and place for their respective public meeting. OPA is awaiting confirmation from five counties on meeting locations to finalize meeting dates for these counties. Due to the time of year that these meetings will be held, backup meeting dates are being set for each county's meeting. OPA is still awaiting information from Bergen, Camden, Hudson, Middlesex, and Union. A public meeting has also been set for the Highlands. A notice of the meetings will be posted on the OPA website and legal ads will be published in regional newspapers.

OPA continues to provide technical assistance to numerous counties and municipalities either through interns, our consultant, or internal staff. We are assisting 16 of the 21 counties.

So far, 14 counties have accepted the role of Negotiating Entity (Atlantic, Burlington, Cape May, Cumberland, Essex, Gloucester, Hudson, Hunterdon, Mercer, Monmouth, Morris, Ocean, Passaic, and Somerset). OPA is awaiting outstanding resolutions from Camden, Middlesex, Salem, Sussex, Union, and Warren. Bergen County provided a waiver resolution and will not be serving as the Negotiating Entity for their county.

OPA staff is developing the legal ads to include all public meetings and is ensuring our Zoom account is upgraded to allow up to 500 people virtually if necessary.

OPA staff continues to attend informational meetings with various stakeholders on the State Plan and provide presentations as requested. The NJTPA has requested a presentation on January 13th about the State Plan and Cross Acceptance, which Deputy Director Lane will present. The Shore Builders of Central New Jersey requested a presentation on February 6th regarding the State Plan and how it relates to the REAL rules and other State policies and programs, which will be handled by Deputy Director Lane. OPA is meeting with the Highlands Council and the Highlands Counties on January 15th to discuss Cross-acceptance responsibilities.

OPA staff continues to monitor and update the public comment log with comments received through various sources. Comments on the Preliminary Plan can be submitted via a Microsoft Form here: <https://forms.office.com/Pages/ResponsePage.aspx?id=0cN2UAI4n0uzauCkG9ZCp3eIKQZL4edBIBCLM1UeSoNUM1pKNUMxSOVMNzNPSFA1R1ROT1dOUURCMSQIQCN0PWcu%20> or via email at: stateplan.comments@sos.nj.us

The governor's office put out a press release which was covered in NJ Spotlight News, NJBIZ, New Jersey Business Magazine, Shore News Network, WRNJ Radio, and New Jersey Future, The League of Municipalities and NJPO posted it on either their newsletters or websites.

Deputy Director Lane noted that the county public meetings may need to be virtual if a date and time is not confirmed for statutory requirements of the rules to be met.

Peter Kortwright of Bergen County stated that although they are not the negotiating entity, they are a stakeholder and are receiving comments from their towns. As Director Rendeiro indicated, Heyer, Gruel, and Associates have been hired as a consultant and Mr. Kortwright asked when Bergen County could expect to hear from them. Mr. Kortwright also asked what the deadline for commenting is.

Director Rendeiro responded that Mike Davis, of Heyer, Gruel, and Associates would reach out shortly. She indicated that the comment period would differ for each county based on the date of their public meeting, but would likely have a two to three-month span to comment.

Mike Davis stated that he would reach out to Mr. Kortwright via email and shared that Heyer, Gruel, and Associates have been preparing surveys for rollout in Bergen County.

Chairman Wright requested that the remainder of that conversation move offline and underscored Director Rendeiro's statement that the public meetings are not the end of the opportunity for public comment, but the beginning of it. As a veteran of the public meetings, Chairman Wright found them useful and encouraged his fellow Commissioners to participate as much as possible because important perspectives are discovered during the process.

Chairman Wright asked the Commission members if they had any questions or comments regarding anything previously discussed. As no member commented, he opened the floor to the public.

PUBLIC COMMENTS

Susan Bristol of The Watershed Institute stated that she was thrilled to see some regional considerations and watershed-based priorities in the State Plan draft which is representative of a lot of progress. Mrs. Bristol shared that The Watershed has a meeting scheduled for the following Wednesday at the Montgomery Municipal Building from 4:30 – 6 p.m. for the lower Millstone towns to advocate for regional cooperation and watershed planning. The Stony Brook towns have signed on and are embarking on a regional management plan and the Assunpink towns are working together. Mrs. Bristol thanked the Commission for the opportunity to bring up this topic and to integrate this work with their goals.

ADJOURNMENT

With no further comments from the Commission or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Julia Somers and seconded by Stephen Santola. All were in favor. The meeting was adjourned at 11:22 a.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: JANUARY 8, 2025 TIME: 10:32 AM

Angela Knowles, APA NJ
Anthony Soriano, Morris County
Barbara Woolley-Dillon, PP, AICP
Carlos Rodrigues, APA NJ
Charles Shadle, NJDAG
Chris Helms
Dave DuMont
Elena Gable, Cumberland County
Erika Phillips, Somerset County
Fern Ouellette, Delanco
Frank Banisch
Grant Lucking
Helen Kioukis, NJ Future
Jacqueline Fernandez
Jason L. Kasler, AICP, PP, NJPO
Jeffrey Surenian
John Hasse, Rowan University
L. LiVecchi
Matt Baumgardner
Max Carlson, Warren County
Michael Davis, HGA
Mirah Becker, Middlesex County
Peter Kortwright, Bergen County
Rachel DeFlumeri, NJDA
Sheena Collum, APA NJ
Steven Bruder, NJ SADC
Susan Bristol, The Watershed Institute
Tim Evans, NJ Future
Tom Boccino
Tom Stanuikynas, Burlington County