



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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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 December 4, 2024
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the December 4, 2024 video conference of the New Jersey State Planning Commission (SPC) to order at 10:00 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
Edward J. McKenna, Vice Chair, Public Member
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
Danielle Esser, Director of Governance, NJ Economic Development Authority
Shanel Robinson, County Commissioner Director, County Member
Elizabeth Terenik, Public Member (joined at 10:06 a.m.)
Melanie Willoughby, Designee for Lt. Governor Tahesha Way, Secretary of State, Department of State
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.

ELECTION OF VICE CHAIR

Stephen Santola nominated Edward McKenna to be the Vice-Chair of the State Planning Commission. Stephen Santola made the motion, and Shanel Robinson seconded it. Chairman Wright thanked Mr. McKenna for his extraordinary leadership given to the Commission.

With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, and Thomas Wright. Nays: (0). Abstains: (1) Ed McKenna

APPROVAL OF MINUTES

Chairman Wright asked for a motion to approve the minutes of November 6, 2024, with non-substantive changes. Bruce Harris made the motion, and Danielle Esser seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (13) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, and Thomas Wright. Nays: (0). Abstains: (0) The November 6, 2024 minutes were approved.

CHAIRMAN'S COMMENTS

Chairman Wright stated that the agenda for this meeting is exciting, particularly the upcoming step of releasing the Preliminary Plan and starting the Cross-acceptance process. He shared that as a student of growth management plans and planning frameworks around the county, there are several unique aspects of New Jersey's State Planning Act and the State Development and Redevelopment Plan. Not every state that has a growth management framework creates a map like the State Plan Policy Map which includes planning areas and designations. The most unique and remarkable aspect of growth, management, and state planning in New Jersey is the Cross-acceptance process. The legislature laid out a process to ensure that any growth management document would have a robust conversation between the public and the private sector, between and within municipalities, counties, state agencies, and other state entities. Chairman Wright continued that he believes that this is the model for the nation and is excited to be undertaking this process over the next year, which begins with the release of the Preliminary Plan.

The Plan does not need to be perfect, but needs to be a framework for conversations and moving forward on issues. He thanked the members of the Commission, the agency representatives, the Governor's office, the consultants, the advocacy groups, and Director Rendeiro and her team for bringing the process to this point. He then ceded the floor to Director Rendeiro for her report.

EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro indicated that her comments would be brief due to the number of important items on the agenda. Director Rendeiro formally welcomed Walter Lane, who joined the Office of Planning Advocacy (OPA) on November 16, 2024 and then attended the League of Municipalities with the Office. The Office had three sessions at the League. The State Plan was discussed at the joint session with the planning officials, the Office sat in on the listening session for the Interagency Council on Climate Resilience, and did a demonstration with the folks from Rowan on the Smart Growth Explorer. Director Rendeiro and Walter Lane presented to the Salem County Economic Growth and Leadership Summit along with Steve Simone who attended as the planner for that county.

Since the October 1 SPC meeting:

- Staff is working with 10 or 12 municipalities on mapping and other requirements toward Plan Endorsement.
- The Office continues all initiatives discussed at past SPC meetings.

Chairman Wright asked if there was any old business.

Director Rendeiro stated that there was no old business and suggested that the SPC pass the resolutions for reorganization and then discuss the State Plan.

NEW BUSINESS

Resolution of Approval 2024-07 2025 State Planning Commission Meeting Schedule

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://www.nj.gov/state/bac/planning/documents/resolutions/resolution-2024-07-annual-spc-meeting-schedule-certified.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-07. The motion was made by Stephen Santola and seconded by Julia Somers. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers and Thomas Wright Nays: (0). Abstains: (0) Resolution 2024-07 was approved.

Resolution of Approval 2024-08 2025 Plan Implementation Committee Meeting Schedule

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://www.nj.gov/state/bac/planning/documents/resolutions/resolution-2024-08-annual-pic-meeting-schedule-certified.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-08. The motion was made by Ed McKenna and seconded by Stephen Santola. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers and Thomas Wright Nays: (0). Abstains: (0) Resolution 2024-08 was approved.

Resolution of Approval 2024-09 2025 Plan Development Committee Meeting Schedule

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://www.nj.gov/state/bac/planning/documents/resolutions/resolution-2024-09-annual-pdc-meeting-schedule-certified.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-09. The motion was made by Ed McKenna and seconded by Melanie Willoughby. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers and Thomas Wright Nays: (0). Abstains: (0) Resolution 2024-09 was approved.

Resolution of Approval 2024-10 Designation of Official Newspapers

Director Rendeiro noted that the Star Ledger announced that it will be ceasing publication as of February 1, 2025. The Legislature is currently under discussions regarding how to proceed regarding print and determining how to adjust for newspapers going digital. This does not negate the fact that newspapers must still be noticed, which will be important during the Cross-acceptance process.

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://www.nj.gov/state/bac/planning/documents/resolutions/resolution-2024-10-designating-official-newspapers-of-the-state-planning-commission-certified.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-10. The motion was made by Julia Somers and seconded by Bruce Harris. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers and Thomas Wright Nays: (0). Abstains: (0) Resolution 2024-10 was approved.

Resolution of Approval 2024-11 Authorizing the Release of the Preliminary State Development and Redevelopment Plan for Cross-Acceptance

Chairman Wright stated that the final and most momentous resolution regarding the release of the Preliminary Plan would now be read and voted on.

Director Rendeiro discussed the process leading up to the vote, which began about a year and a half ago with stakeholder outreach. Webinars and many events were held for the purpose of gaining input. A group of consultants were engaged with the writing staff primarily from NJAPA, namely Carlos Rodriguez, who led that effort. Mr. Rodriguez created a draft that was submitted to our state agency partners as well as the Governor's office. Input, as well as support, was received from the Governor's office. This is an important point to make because the state agency partners need to be aligned as a part of this.

The draft was sent to the Plan Development Committee last week and the PDC meeting was held on Monday, December 2, 2024. There were several comments regarding the draft. The policies in that draft were not changed. Some technical elements and some clarifying language were updated and one section was temporarily removed. There was some concern regarding the preamble as the document is meant to be evergreen and to stand up for a number of years moving forward. In the preamble was a section discussing recent statewide initiatives which has been temporarily deleted until the wording has been revised for inclusion in the final Plan.

The document sent to the Commission members yesterday is a track changes document that shows that there were no policy changes. There will be policy updates during the final version, but that should be informed by the Cross-acceptance process. Shortly, the Commission will be asked for approval on the document containing only technical and non-policy changes. Once approved, the Plan will be published for the general public on Friday, December 6, 2025. Approximately 3,500 people will be noticed. These 3,500 people include required county

and local officials as well as the interested parties list. The notice will include a link to the Plan which will be on the OPA website.

Once the Plan is released on December 6th, the Cross-acceptance process begins. Within the following 45 days, counties must provide resolutions either accepting or waiving their role as negotiating entity along with a work plan. The work plan is not meant to be a lengthy document but must include how the county plans to engage their municipalities which helps OPA develop a work plan and process. Resolutions have been received from 13 counties, 12 of which have accepted the role as negotiating entity.

Once the 45-business-day period ends, which is February 12, 2025, county public meetings can begin and must end by April 16, 2025. At this point, a few tentative dates have been scheduled for the public meetings. After each county's public meeting is held, they can begin working with their municipalities on the Cross-acceptance Response Template (CART). After this is submitted, OPA can begin working with each county on the agreements and disagreements, which includes mapping as well as the goals.

The end of the fall will hopefully be nearing the end of the Cross-acceptance process. Together with the proposed changes for the Preliminary Plan, the Infrastructure Needs Assessment and Impact Assessment must be completed for the final draft and OPA must submit a statement of agreements and disagreements to the Commission. Taking into consideration the 564 municipalities, 21 counties, and 18 state agencies, the highest level of consensus possible must be reached. Once those four documents are presented to the Commission, OPA must hold six public hearings after which the Commission can consider adopting the final Plan.

It is an aggressive, but achievable timeline. Yesterday, OPA sent a communication to the counties notifying them of today's meetings as well as reminding them of the timeline. OPA continues to provide technical assistance and have begun reviewing a number of municipal master plans to assist the counties in their analysis. OPA has two interns assisting and has hired the services of Heyer, Gruel & Associates to work on Cross-acceptance as the negotiating entity for Bergen County, who declined the role as negotiating entity. The rules require that if a county declines, OPA must identify an appropriate entity to serve in that role.

OPA has also engaged the use of Survey 1,2,3, which is an Esri product that has digital and electronic means for municipalities to submit to counties, and in turn the counties submit to OPA any mapping changes. They can also manipulate the boundaries and submit comments electronically. Survey 1,2,3 is also being utilized by some of the counties to create the CART.

OPA is developing a form for comments. Any member of the public, or any stakeholder who wants to provide a comment throughout this nine to 12 month process should forward the comment to stateplan.comments@sos.nj.gov.

The eight goals from the 2001 Plan have largely been kept intact. There are a few that were updated to better reflect today's environment, and equity as well as climate change have been added as goals. The first, which is economic development, is meant to promote economic growth that benefits all residents of New Jersey. The second, which has been updated, is the housing goal meant to provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their need and offer ready access to the full range of supportive goods and services. The third, which was also expanded, is infrastructure, meaning economic opportunity through nation leading infrastructure. The fourth is revitalizing and recentering meant to revitalize and recenter the State's underutilized developed areas. The fifth is climate change, a new goal to effectively address the adverse impacts of global climate change and protect, maintain and restore the State's natural and water resources and ecosystems. The sixth is pollution and environmental cleanup meant to protect the environment, and prevent and clean up pollution. The seventh is historic and scenic resources meant to protect, enhance, and improve access to areas with exceptional archaeological, historical, cultural, scenic open space and recreational value. The eighth and last is another new goal, equity, meaning equitable planning practices to promote thriving communities for all New Jerseyans.

Those are the goals in general and the details can be read once the document is out, noticed, and posted to our website, which will be no later than Friday. OPA staff can be contacted if there are any issues locating the document. Assuming approval of the Preliminary Plan, a press release will be issued.

Chairman Wright opened the floor for comments from the Commissioners.

Commissioner Somers saluted OPA staff for the tremendous amount of hard work done and expressed excitement about the next stages of the process.

Chairman Santola thanked OPA staff for their hard work. He also noted that when the draft Plan went to the Governor's office, it appeared that members of the administration were highly involved. It gives the Plan more gravitas and garners more attention when the Governor's office takes it seriously.

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://www.nj.gov/state/bac/planning/documents/resolutions/resolution-2024-11-approving-the-release-of-the-preliminary-state-development-and-redevelopment-plan-certified.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2024-11. The motion was made by Ed McKenna and seconded by Elizabeth Terenik. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers and Thomas Wright Nays: (0). Abstains: (0) Resolution 2024-11 was approved.

PUBLIC COMMENTS

Chris Sturm of New Jersey Future mentioned that NJ Future was created to promote state planning and expressed appreciation and gratitude for the Commission, the OPA staff lead by Director Rendeiro, and Governor Murphy for his leadership on the State Plan. She noted that the process requires and facilitates coordination to get things done.

Jason Kasler of NJPO thanked everyone for getting the Plan this far. He continued that as NJPO is responsible for educating the Board members on the Plan, they will double and triple their efforts to do so now that there is a new Plan to refer to.

Jeffrey Oakman stated that this is a historic day and thanked everyone in the administration for their support, Director Rendeiro for her tireless efforts, along with the Commission and the OPA staff.

Angela Knowles of APA NJ shared that she helped coordinate the outreach webinars at the start of the process. She thanked the Commission for partnering with the APA on this project. Knowing that the voices and feedback given in the webinars was heard, Ms. Knowles feels positive moving forward and requested that the SPC consider APA NJ a partner in the process.

Tom Dallessio of APA thanked the Commission, specifically Chairman Wright and Vice Chair McKenna, as well as Director Rendeiro and the OPA staff. He noted that today is a momentous occasion and offered that as the Vice President of policy, APA is here to help advance the discussion to ensure the best State Plan possible and that it is important that after this plan is adopted by the Commission, that it be implemented by this administration and by this legislature now, and in the future. Mr. Dallessio thanked the staff, consultants, and Commission for the language regarding watershed planning, which is an untapped resource. He continued that it is critically important to address the challenges that are multi-municipal and multi-county. Mr. Dallessio stated that water

and air do not respect political boundaries and that if we don't start paying attention to where our water is and where it's going, we're going to be in a much lesser state that people will not want to be in. He concluded with a congratulations to everyone involved.

Tim Evans of New Jersey Future stated that as a person who was involved when the last State Plan was adopted in 2001, he is thrilled to see it being updated and including new elements about equity and climate change. Additionally, he noted that as a member of the consultant team, he salutes Director Rendeiro for shepherding the process through in record time. Mr. Evans mentioned that he is impressed with what was done in such a short timeframe and thinks it is a job well done.

Chairman Wright thanked Mr. Evans for the work he did on the projections. As discussed during prior sessions, he is more comfortable with the methodology and analysis used and that this will provide a better guide to state agencies and communities which is important to the success of the Plan.

ADJOURNMENT

With no further comments from the Commission or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Stephen Santola and seconded by Julia Somers. All were in favor. The meeting was adjourned at 10:51 a.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: DECEMBER 4, 2024 TIME: 10:00 AM

Amanda Gendek-DOT
Angela Knowles, APA NJ
Anthony Soriano
Barbara Woolley-Dillon, PP, AICP
Ben Yaskulka
Bill Millette, Hunterdon County
Carlos Rodrigues, APA NJ
Charles Shadle, NJDAG
Chris Sturm, NJ Future
Dillon McNamara
Elena Gable, Cumberland County
Elizabeth Ward, NJ Highlands Coalition
Fern Ouellette, Delanco
Hannah Riggs, Atlantic County
Helen Kioukis, NJ Future
Jason L. Kasler, AICP, PP, NJPO
Jeffrey Oakman
John Hasse, Rowan University
John Hurdle, NJ Spotlight
Karen Cilurso, AICP/PP, DVRPC
Katrina McCarthy, Rowan University
Katherine Fullerton, Hunterdon County
Linda Weber
Matt Baumgardner
Max Calrson, Warren County
Michael Davis, HGA
Mike Pisauo
Mirah Becker
Ruth Foster, NJDEP
Ryan Conklin, Warren County
Sarah Taylor-Deak
Sheena Collum, APA NJ
Susan Bristol, The Watershed Institute
Tim Evans, NJ Future
Tim Gleason, Ocean County
Tom Dallessio
Tony Agliata