



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, PH.D.
Director

KIM GUADAGNO
Lieutenant Governor

**New Jersey State Planning Commission
Minutes of the Meeting Held on February 18, 2015
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

Chair McKenna called the February 18, 2015 meeting of the New Jersey State Planning Commission (SPC) to order at 9:38 a.m.

OPEN PUBLIC MEETINGS ACT

Deputy Attorney General Don Palombi 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

John Eskilson, Public Member (via phone)
Roberta Lang, Designee for Douglas Fisher, Secretary, Department of Agriculture
Dave Vitali, Designee for Lt. Governor Kim Guadagno, Department of State
Joyce Paul, Designee for Richard Constable, Commissioner, Department of Community Affairs
Shing-Fu Hsueh, Mayor, West Windsor, Public Member
Dan Kennedy, Designee for Bob Martin, Commissioner, Department of Environmental Protection
Jim Lewis, Designee for Jamie Fox, Commissioner, Department of Transportation
Ray Martinez, Chief Administrator, Motor Vehicle Commission
Edward McKenna, Chairman, Public Member

Members Not Present

Kenneth Albert, Public Member
Thomas Michnewicz, Public Member
Charles McKenna, Chief Executive Officer, Schools Development Authority

Others Present

(See Attachment A)

PLEDGE OF ALLEGIANCE

Chair McKenna asked everyone to stand for the Pledge of Allegiance.

APPROVAL OF MINUTES

Chair McKenna asked for a motion to approve the Minutes of the January 21, 2015, meeting. Commissioner Lang made the motion and it was seconded by Commissioner Lewis. With no further discussion, Chair McKenna, asked for a roll call vote. Ayes: (9) John Eskilson, Roberta Lang, Jim Lewis, Dave Vitali, Joyce Paul, Shing-Fu Hsueh, Dan Kennedy, Ray Martinez, Ed McKenna. Nays: (0). Abstains: (0). The minutes were approved.

CHAIR'S COMMENTS

Chair McKenna had no comments.

DIRECTOR'S REPORT

Director Scharfenberger reported that since the last State Planning Commission meeting, the Office for Planning Advocacy has continued to work on a number of ongoing projects.

The Corporate Campus Initiative continues to be the main focus of the office. Individual meetings with municipalities have been scheduled in the coming weeks. To date, these include, South Plainfield, Galloway, Hamilton (Atlantic County) and Egg Harbor Township.

OPA attended the New Jersey APA conference in New Brunswick on January 29-30. A total of 650 people were registered for the event. OPA had a booth display, which was heavily-trafficked throughout the two days. Director Scharfenberger participated in a panel entitled, "Achieving Results through Integrated Regional Planning" where he presented OPA's corporate campus initiative. The presentation was very well received, resulting in an invitation to present at the APA Northeast Planning Conference in Saratoga Springs, NY scheduled for June 24-26, 2015.

OPA also continues to work with DEP on the Community Collaborative Initiative to address both combined sewer outfall (CSO) and Brownfields Development Areas as filters for an initiative using the Camden Collaborative success as a template. Staff met with the DEP team to clarify the criteria and metrics and vet the rankings for the final three municipalities. Those municipalities will then be presented to Commissioner Martin.

OPA attended a Together North Jersey steering committee meeting on February 6 at the offices of NJTPA. There will be a number of these meetings into June 2015, as the grant requirements are completed. An implementation phase is planned as the next stage of the project.

OPA continues to work with a number of municipalities on projects to be brought to future IAWG and BRIT meetings. It is hopeful that presenting municipalities will be identified and meetings scheduled by the end of the month.

The Municipal Land Inventory mentioned at last month's SPC meeting has been completed. Director Scharfenberger thanked Steve Karp from OPA, who was able to develop six separate programs to create the inventory, he can now identify all of the municipally owned land within a given municipality in several minutes, and within a county in 20-30 minutes.

Next, Director Scharfenberger provided an update on a project that OPA has been working on for several months now. He explained that Brooklyn-based company, Blue Apron, recently moved from Brooklyn to Jersey City bringing between 400 and 500 new jobs to the area. OPA was asked to help with significant parking/transportation issues they were having. As a result of several meetings that OPA convened between Blue Apron, Hudson County and the Jersey City Redevelopment Authority, an agreement was reached with a neighboring company to allow Blue Apron the use of an off-site parking lot. An additional vacant tract was also identified if additional parking needs should arise.

OPA is also working with several other companies who have similar issues, such as Costco and Barnes and Noble.

In closing, Director Scharfenberger thanked the members of the Commission, the Administration and State Agencies for all of the support and assistance they provided to OPA on its various initiatives.

Chair McKenna questioned if the Barnes and Noble parking issue was at Exit 8A. Director Scharfenberger confirmed and noted that the access issues came about during last winter's storm and it taking an hour to get out of the parking. He also noted that there are issues with public transportation that Barnes and Noble would like OPA help with to alleviate some of the congestion from workers driving to the site vs getting there through public transportation.

NEW BUSINESS

Staff Recommendation to Initiate SPC Initiated Map Amendment Process: Manchester Township, Ocean County – Karl Hartkopf, OPA

Mr. Hartkopf gave a PowerPoint presentation on the Manchester Township matter. He noted that today's action was only a motion to proceed with the entire map amendment process. The first step in the process was to conduct a public hearing to solicit public comment on the proposed amendment. After the public hearing and the public comment period closed the matter would be referred back to the SPC for approval or denial. He also explained the section of the State Planning Rules that allow for map amendments based on new information. He further explained that the SPC's final recommendation does not overrule any DEP rules, those rules still apply to the parcel or parcels that are recommended for the planning area change.

Mr. Hartkopf explained that there is an approximately 22 acre parcel, two land parcels, that were trimmed based on a letter of interpretation. He noted that the wetlands were taken out of a piece so the amendment did not include a portion at the southern end. The parcels are currently a PA5 and the recommendation is change parcels to a PA2. The municipality has changed the zoning of the parcel from highway commercial to multi-family. It was further noted that the proposal for the parcel was to put approximately 24 multi-family units in a building on site. He explained that the building would not encroach on the wetlands and it will obey all land use rules. Mr. Hartkopf noted that there was landscape information on the parcel, which he believed was the timber rattler. He explained that habitat suitability determination made it clear that the land that might be developed or disturbed would not unduly affect that species. He further noted that the regional view shows that on the east side is CAFRA and on the west side is the Pinelands. Mr. Hartkopf noted that he believed the Pinelands Regional Growth Area, which is in the MOU with the Pinelands is equivalent to a PA2, thus creating a contiguous planning area.

The OPA staff recommendation was to move forward with the map amendment process.

Chair McKenna questioned whether Manchester provided its own water and sewer. Mr. Hartkopf confirmed that the township did have its own municipal utility authority and that there was plenty of capacity to supply the site. He also commented that flood hazard verification approval had been received by both the municipality and the county.

Chair McKenna questioned if the 24 units would have any affordable housing units. He further noted that he felt it seemed like an ideal place for a map amendment because of the highway access which would be a real advantage to those unit owners to get to places of employment.

Michael J. Gross of Giordano, Halleran & Ciesla representing the property owner commented that there was a 20% affordable housing obligation.

Chair McKenna asked for questions or comments from the SPC members.

Chair McKenna asked for a motion to move forward with the map amendment process for Manchester Township. Commissioner Lang made the motion and it was seconded by Commissioner Hsueh. With no further discussion, Chair McKenna, asked for a roll call vote. Ayes: (9) John Eskilson, Roberta Lang, Jim Lewis, Dave Vitali, Joyce Paul, Shing-Fu Hsueh, Dan Kennedy, Ray Martinez, Ed McKenna. Nays: (0). Abstains: (0). The motion was approved.

Commissioner Kennedy asked for the date of the public hearing. Mr. Hartkopf noted that the hearing was not yet scheduled.

PUBLIC COMMENT

Britta Wenzel, Executive Director for Save Barnegat Bay, a 44 year old local non-profit organization in Ocean County, representing 2,100 families and small businesses in the area, noted that they are concerned about this change in zoning. She noted the concern in particular for the local nearby impaired stream and also for the habitat for the snake. She further noted that Save Barnegat Bay would be submitting formal comments for the record.

Chair McKenna extended thanks the OPA staff. He commented that the he feels that the map amendments are very important in the function of the SPC. He also noted a recent court decision regarding Ocean Township and how the Supreme Court made reference to the State Plan and the whole state planning process and used that in upholding the township's rezoning of the property. He explained that at times people down play the significance of the State Plan and the Commission. However, time and time again major decisions come about from the State Supreme Court that incorporate the desirability and the importance of the State Plan and that clearly the Supreme Court gives great deference to the State Plan and how that is lined up with what municipalities do. He also noted that he felt as long as municipalities and counties are consistent with the State Plan whatever actions they take are going to be upheld by the Supreme Court.

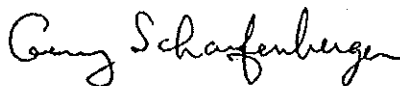
COMMISSIONER REPORTS

There were no Commissioner reports.

ADJOURNMENT

With no further comments from the SPC or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Commissioner Lang and seconded by Commissioner Lewis. All were in favor. The meeting was adjourned at 9:56 a.m.

Respectfully submitted,



Gerry Scharfenberger, Ph.D.
Secretary, State Planning Commission

Dated: February 25, 2015

NEW JERSEY STATE PLANNING COMMISSION

DATE: FEBRUARY 18, 2015

TIME: 9:30 AM

LOCATION: COMMITTEE ROOM 1, 1ST FLOOR, STATE HOUSE ANNEX, TRENTON, NJ

NAME	AFFILIATION
Megan Callus	New Jersey Future
Susan Weber	NJSET
Britta Wenzel	Save Barnegat Bay
Michael J. Gross	Giordano, Halleran & Ciesla