



State of New Jersey

DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
PO Box 820
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 April 15, 2015
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

Vice Chair Eskilson called the April 15, 2015 meeting of the New Jersey State Planning Commission (SPC) to order at 9:36 a.m.

OPEN PUBLIC MEETINGS ACT

Vice Chair Eskilson 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
Roberta Lang, Designee for Douglas Fisher, Secretary, Department of Agriculture
Dave Vitali, Designee for Lt. Governor Kim Guadagno, Department of State
Sean Thompson, Designee for Charles Richman, Acting 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
Charles McKenna, Chief Executive Officer, Schools Development Authority
Thomas Michnewicz, Public Member
Edward McKenna, Chairman, Public Member (arrived 9:42 a.m.)

Members Not Present

None

Others Present

(See Attachment A)

PLEDGE OF ALLEGIANCE

Vice Chair Eskilson asked everyone to stand for the Pledge of Allegiance.

APPROVAL OF MINUTES

Vice Chair Eskilson asked for a motion to approve the Minutes of the February 18, 2015, meeting. Commissioner Lang made the motion and it was seconded by Commissioner Hsueh. With no further discussion, all were in favor, no opposed or abstentions. The minutes were approved.

CHAIR'S COMMENTS

There were no comments at this time.

DIRECTOR'S REPORT

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 that have been completed include, South Plainfield, Galloway, Hamilton (Atlantic County), Readington Township and Egg Harbor Township. Additional meetings are being scheduled with other municipalities.

OPA attended the New Jersey Future Brownfields conference in New Brunswick on March 13. A total of 550 people were registered for the event. OPA had a booth display, which was heavily-trafficked throughout the day.

OPA attended a Sandy Hook Redevelopment Committee meeting on February 20. The focus of the meeting was the first cluster of buildings offered to the public for redevelopment. The RFPs were released on January 29 with responses due by Friday, April 17. The six buildings include

- two buildings on Officers Row (Buildings 8-17) for residences, some with an option for a home office as well (Buildings 15-17);
- two buildings for bed-and-breakfasts, specifically Buildings 6 and 27, a lieutenant's quarters and the former bachelor officers' quarters, respectively;
- and two buildings for non-profit organizations located in the commercial/education zone, which consist of a former barracks, mess halls and miscellaneous buildings near the lighthouse.

OPA attended a Morris Canal Working Group Executive Committee meeting on February 27 and full stakeholder meeting on March 30. Topics discussed included the newly completed promotional video put together by the NJTPA, the creation of a presentation similar to the corporate campus presentation for the municipal outreach phase, and reviewing the logistics and agenda for the next stakeholder committee meeting.

OPA participated in a panel entitled "Developing and Deploying a Right-Skilled Workforce:" at the NAIOP Public Policy Symposium on March 4 in Woodbridge. Other panelists included Jim Kirkos of the Meadowlands Commission, Mary Kay Murphy from NJTPA, Mike Chrobak from Choose NJ and Aaron Fichener from the Department of Labor.

OPA met with Alan Lambiase of River Terminal Development, a real estate development company located in Kearny on March 2 to discuss opportunities for River Terminal. River Terminal develops

warehouse sites and specializes in users that want 20,000-40,000 square foot warehouse spaces. Their location requirement is proximity to State highways.

The OPA Director and staff attended the Together North Jersey executive meeting on March 19 at the offices of NJTPA in Newark. The items discussed were the recently circulated draft regional plan, the upcoming conference scheduled for May 5 and the implementation phase of the TNJ project.

OPA staff continues to work with DEP on the Community Collaborative Initiative hereafter the CCI, to address both combined sewer outfall (CSO) and Brownfields Development Areas as filters for an initiative using the Camden Collaborative success as a template. The CCI team worked to identify three potential municipalities as the next CCI municipality. These recommendations will be presented to DEP Commissioner Martin on April 9.

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 our various initiatives.

NEW BUSINESS

Resolution No. 2015-02 – Authorizing an Amendment to the State Plan Policy Map in Cranbury Township, Middlesex County

Barry Ableman gave a brief presentation and update on the proposed Cranbury Township map amendment. He explained that a property owner was interested in redeveloping a parcel but the property was designated as a PA 4B Rural/Environmentally Sensitive. He further noted that the property owner had received an LOI from DEP stating that the parcel did not have wetlands. Making the amendment from a PA 4B to PA 2 makes sense since it is contiguous to a PA 2 and would allow the property owner to clean-up the property and receive some incentives to assist in the clean-up. He also noted that Cranbury Township and the county were in support of the change being recommended by OPA.

Mr. Ableman explained that a public hearing was held on February 26, 2015 at the Cranbury Public Library. There was one person in attendance at the public hearing and that attendee had been in support of the proposed map amendment. He also indicated the no other written or e-mail comments in support or opposing the proposed amendment had been received by the end of the comment period.

The draft report was finalized to include the public hearing information and the final OPA recommendation for approval. Key points to note: the property owner has approvals from the Township to construct buildings for over 2 million square feet of warehouse space, the property is a former munitions factory in need of clean-up, there is a LOI, the current zoning is industrial light impact; the property is contiguous to a PA 2 and is contiguous to other warehouse development in the area and the township and county are in agreement.

The OPA recommendation was to adopt Resolution No. 2014-02.

Chair McKenna asked for comments from the Commission members. There were no comments at this time.

Chair McKenna asked for public comment on the Cranbury Township matter. There were no comments at this time.

Chair McKenna asked for a motion to approve Resolution No. 2015-02. Vice Chair Eskilson made the motion and it was seconded by Commissioner Hsueh. With no further discussion, Chair McKenna, asked for a roll call vote. Ayes: (11) John Eskilson, Roberta Lang, Jim Lewis, Dave Vitali, Sean

Thompson, Shing-Fu Hsueh, Dan Kennedy, Ray Martinez, Charles McKenna, Tom Michnewicz, Ed McKenna. Nays: (0). Abstains: (0). Resolution No. 2015-02 was approved.

PUBLIC COMMENT

Helen Heinrich, New Jersey Farm Bureau thanked the Commission for putting in the time to keep up with the process. She noted that the Plan has been very important to the farmers. They have worked very hard on all versions of it and are looking forward to the next one and think that it will be even better than the ones before. She hopes that progress can be made in moving the draft State Strategic Plan forward. Lastly, she thanked the Commission members for being here and noted that she was impressed with the number of members that keep attending the meetings.

COMMISSIONER REPORTS

There were no Commissioner reports.

CHAIR COMMENTS

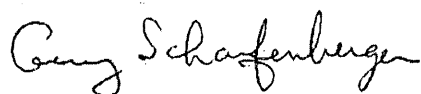
Chair McKenna noted that Commissioner Ken Albert had submitted his resignation from the Commission. He thanked Commissioner Albert for his hard work as a Commissioner member and a PIC member and noted that he would be missed.

Chair McKenna further commented that with the member's approval he would personally send a letter on behalf of the members thanking Commissioner Albert for his time and effort and wishing him the best in the future.

ADJOURNMENT

With no further comments from the SPC or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Vice Chair Eskilson and seconded by Commissioner Lang. All were in favor. The meeting was adjourned at 9:48 a.m.

Respectfully submitted,



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

Dated: April 29, 2015

NEW JERSEY STATE PLANNING COMMISSION

DATE: APRIL 15, 2015

TIME: 9:30 AM

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

NAME	AFFILIATION
HELEN BERNARDI	NJ FARM BUREAU
SUSAN WEBER	NJDOT
J FELTIS GATELL	NJDEP