



State of New Jersey

DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, Ph.D.
Director

KIM GUADAGNO
Lieutenant Governor

**New Jersey State Planning Commission
Minutes of the Meeting Held on July 15, 2015
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

Chair McKenna called the July 15, 2015 meeting of the New Jersey State Planning Commission (SPC) to order at 9:43 a.m.

OPEN PUBLIC MEETINGS ACT

Deputy Attorney General Gerri Callahan 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

Roberta Lang, Designee for Douglas Fisher, Secretary, Department of Agriculture
Andy Swords, Designee for Jamie Fox, Commissioner, Department of Transportation
Dave Vitali, Designee for Lt. Governor Kim Guadagno, Department of State
Shing-Fu Hsueh, Mayor, West Windsor, Public Member
Dan Kennedy, Designee for Bob Martin, Commissioner, Department of Environmental Protection
Ray Martinez, Chief Administrator, Motor Vehicle Commission
Charles McKenna, Chief Executive Officer, Schools Development Authority
Thomas Michnewicz, Public Member
Don Palombi, Designee for Charles Richman, Commissioner, Department of Community Affairs
Edward McKenna, Chairman, Public Member (via phone)

Members Not Present

John Eskilson, Public Member

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 June 17, 2015 meeting. 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) Roberta Lang, Andy Swords, Dave Vitali, Shing-Fu Hsueh, Dan Kennedy, Ray Martinez, Charles McKenna, Tom Michnewicz, Don Palombi, Ed McKenna. Nays: (0). Abstains: (0). The minutes were approved.

CHAIR'S COMMENTS

There were no comments at this time.

DIRECTOR'S REPORT

Director Scharfenberger gave the following update on a number of ongoing projects since the last State Planning Commission meeting.

The first Interagency Working Group meeting of 2015 took place on June 23 at the Thompson Visitor Center in Lincroft. Middletown Township and the Borough of Keyport were the two presenting municipalities. Middletown presented two sites: the Belford Seaport site and the Lunney site. The former being a 395 acre site, 380 of which is owned by Monmouth County. The remainder is under private ownership. The property was home to a significant fish processing operation, which closed in the late 1970s, though the Belford Seafood Co-op remains active on the site. Following the closure of the fish processing plant, some buildings were demolished. The township would like to see redevelopment in the form of a commercial/tourism destination spot with restaurants, shops, a museum, and a marine Interpretive Center, among other attractions. A large, upscale townhouse development is located adjacent west and the New York Waterway Belford Ferry is operating a rapidly growing service from the site to mid-town and lower Manhattan. The second part of the presentation, the Lunney site a half-acre site consisting of two properties, one currently utilized by a former gas station, now a towing company and the other a former grocery that is currently a vacant lot. The town's concept redevelopment plan for the property includes a building with first floor retail and two floors residential above for a total of 20 units. Keyport presented the Aeromarine property, an approximately 60-acre site that was the former headquarters of the Aeromarine Company, which built sea planes and ran an airline that ranged as far as the Caribbean. The Aeromarine plant closed in 1937. A landfill exists on 2/3 of the property; that portion contains half a mile of undisturbed shoreline bounded by Raritan Bay, with excellent views of the Verazzano Narrows Bridge. A small industrial park exists on the remaining 1/3 of the property. Keyport would like to have the landfill portion preserved as parkland and the remaining third of the site redeveloped. Approximately 40 state and federal agency representatives were in attendance at the meeting. OPA is currently working on a summary of the meeting for all the attendees.

On June 30th OPA coordinated a meeting with Amazon, Middlesex County, Woodbridge, Carteret, NJ Transit and Keep Middlesex Moving – the county TMA. The main topic was Amazon's new facility in Carteret and the safety issues for people taking public transportation. While no specific solutions were discussed, it was agreed that everyone would work together to explore solutions. It was also agreed that additional information was needed regarding the needs and willingness to partner with surrounding companies, the number and origin of employees, the timing of shifts, and so on. Everyone at the meeting understood that it was not going to be as easy as it was with the Robbinsville facility.

OPA staff continues to work with Bordentown City and team with the redevelopment of the Ocean Spray site. It has recently been announced that Bai Brands, a producer of low calorie anti-oxidant drinks, would be moving into a portion of the site. The company will bring about 50 jobs, and create another 50 to 70 new jobs. The hope is to get additional commercial and residential development on the remaining portion of the site.

OPA has also had the good fortune to have two interns helping to update brownfields data, initially for

the cities of Trenton and Irvington, and also Bergen County. Both interns have done a magnificent job in helping to greatly improve OPA's brownfields database.

In closing, Director Scharfenberger once again 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. 2015-04 Adopting the Revised Regulation Amending N.J.A.C. 5:85-7.21 and Extending the Period of Certain Plan Endorsements and Center Designations

Chair McKenna noted that public comments had been received and distributed to the Commission members. At this time he offered an opportunity for public comment on Resolution No. 2015-04.

Public Comment on Resolution No. 2015-04

Chris Sturm, New Jersey Future, a non-profit organization that promotes smart growth across the state, commented that NJ Future has been a long champion of state planning and that it was great to hear about the work of staff bringing the state agencies together to problem solve around economic development projects.

She noted that in the testimony submitted by NJ future there are concerns with the Commission's role in helping coastal municipalities deal with the new understanding of their vulnerability to flooding and storms and how flooding is going to increase as sea levels continue to rise. She further explained that New Jersey Future has three paid staff members working in coastal towns. These members are helping municipalities to apply for grants to deal with effects of Super Storm Sandy and to also assess the risks that they face today and in the future from flooding. She noted that one of the planners is working in Little Egg Harbor in Tuckerton and that the work that has been done includes mapping of inundation affects in 2050 from sea level rise and then if there was a storm once in every ten years and what the impacts would be on the property tax base and ratables, which are severe. The planners have been meeting with local officials and the local officials have convened two community meetings so far; one to review the findings and one to discuss how to go forward with no obvious or easy answers. Next, Ms. Sturm, referenced a map of the Mystic Island center outlining how the area in red is expected to be inundated during that 2050 storm; 52% of the land area would be effected.

She noted that it brings to mind as to what is the State Plan's role and that the State Planning Commission was supposed to adopt a State Plan, which was done in 2001 and should be updated every three years. The State Plan is supposed to identify places that make sense for growth and where State government should be investing in infrastructure, encouraging location of jobs, and encouraging development. She explained that this was happening at the EDA with the recently updated GrowNJ program and its ERRG program; which are huge multi-billion dollar programs that are very active and provide job incentives in State Plan growth areas and centers, but not outside of those areas. She further noted that there were other regulations that are also tied to the State Plan centers and that the Commission heard from two counties, Somerset and Morris County, who said; please extend our centers because they matter.

Ms. Sturm commented that New Jersey Future supports the extension of centers inland because New Future recognizes that planning is expensive and the centers inland haven't changed that much. She noted that they feel differently about the centers in the coastal area. She explained that New Jersey Future sees this as an opportunity for the State Planning Commission to help towns. She noted that New Jersey Future's foundation funding that supports their planners in these coastal towns was winding down and they would be gone by the end of the year. In addition, noting that DCA had some planning assistance grants and felt that the Commission could help coordinate with DCA on this matter.

Ms. Sturm further commented that the State Planning Commission was poised to update the State Plan in December 2012, but then announced that it wouldn't be making the update because it wanted to incorporate lessons from Sandy. New Jersey Future was so disappointed because they had worked so hard with the staff and Commission on that update but understood new information should be incorporated. However, now 2 ½ years later New Jersey Future hasn't seen the Commission playing a role in updating its blueprint for where the State should grow; which is a really important role. She explained that municipalities are doing their best but they need guidance from the State. New Jersey Future recommends that the Commission limit the center extension for one year in the coastal areas and then work really hard with those municipalities providing technical assistance to do the risk assessments and updates so that the municipalities are identifying in concert with the State where it makes sense for growth areas and State investment. The municipalities would still control their zoning working on the expertise of the State to determine in where growth should be invested.

In closing, she referenced a comment made by Commissioner Martin at a recent Clean Water Council meeting. She noted that he was talking about some of his initiatives and was saying that he was not thinking about a legacy now, but the real question is whether in 20 or 30 years are we going to look back at this period and say we made a difference that there was an inflection point. She encouraged the Commission to find ways to exert its authority, expertise and coordinating function to help municipalities that are vulnerable to sea level rise.

Stacy McCormick, American Littoral Society, commented that she would be brief because she felt that Ms. Sturm had touched on a lot of issues for coastal conservation and noted that the American Littoral Society opposed the center extension especially, in the coastal areas. She also noted that similar to what Ms. Sturm said the American Littoral Society does not like the fact that there has not been any comprehensive planning at the State level or any updates on the Water Quality Management Planning Rule. She further noted that the Water Supply Master Plan was 20 years outdated and climate change and coastal vulnerability have not been included in the planning. The State Plan needs to be updated post Sandy. She felt that, Ms. Sturm touched on a lot of the issues that she was going to speak on and also respectively requested that the State Planning Commission convene more meetings and at least have the opportunity to open up to comments from the public for some of these issues. She felt the Commission was not meeting frequently enough and that the public would appreciate the opportunity to work with the Commission on comprehensive planning, especially in light of climate change and the new vulnerability mapping that Ms. Sturm referenced.

There were no further comments on this matter.

Chair McKenna commented that the Commission received the County Planners Association endorsement of the proposed amendment. He also noted that he did not necessarily disagree with some of the thought process in the comments previously received in connection with how to administer amendments. Commenting that as a former mayor he understood the time and expense of going through center designation. He felt that the comment that staff offered about not encroaching upon the municipality any further for the kind of expense in continuing the appropriate designations and plan endorsements was important. It is especially significant that in this day and age, our administrative laws and staff that are directing those laws enable municipalities to avoid expenses. He noted that this was very important. He further noted that if a municipality wishes to amend their designated areas to reflect current conditions that the process is open and felt that the Commission was proactive in that regard and would work with any municipality that wanted to review changes to their center boundaries.

Chair McKenna asked for a motion on Resolution No. 2015-04. The motion was made by Commission Michnewicz and seconded by Commissioner Lang. With no further discussion, Chair McKenna, asked for a roll call vote. Ayes: (10) Roberta Lang, Andy Swords, Dave Vitali, , Shing-Fu Hsueh, Dan Kennedy, Ray Martinez, Charles McKenna, Tom Michnewicz, Don Palombi, Ed McKenna. Nays: (0). Abstains: (0). Resolution No. 2015-04 was approved.

PUBLIC COMMENT

There was no public comment at this time.

COMMISSIONER REPORTS

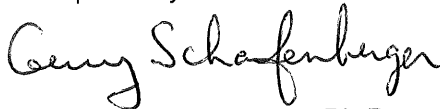
Commissioner Swords commented that DOT Commissioner Fox had designated two new Transit Villages, the Borough of Park Ridge and Irvington Township; bringing a total of 30 Transit Villages around the State. Commissioner Swords thanked the great support from the Transit Village Task Force, which includes representation from a number of State agencies that sit on the Commission.

Commissioner Kennedy commented that draft Combined Sewer Overflow (CSO) permits that the department issued earlier this year were now final and effective as of July 1, 2015. He explained that New Jersey is going to have a path forward to develop long-term control plans over the next 10, 20, 30 years in its urban communities who have had the practice of having untreated sewerage discharge in our waterways discontinued. A practice that the DEP commissioner has said is archaic and needs to be discontinued; NJ is going to catch up pretty quick to the rest of the country. He further noted that the process will also include working with all State agencies since a CSO issue requires multi-agency cooperation. He commented that the department will probably reach out to DOT, by taking some of the lessons learned by the great work of OPA with the Brownfields teams. He also noted that a lot of work is going to happen through redevelopment and repurposing of our built environment that involves not only DEP but everyone that sits on the Commission. He also thanked publically Chris Sturm and New Jersey future for supporting this initiative noting that Chris Sturm and New Jersey Future are great advocates for the State.

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 Michnewicz. All were in favor. The meeting was adjourned at 10:03 a.m.

Respectfully submitted,



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

Dated: August 10, 2015

NEW JERSEY STATE PLANNING COMMISSION

DATE: JULY 15, 2015

TIME: 9:30 AM

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

NAME	AFFILIATION
Tom Hurzeler	NJSPOTLIGHT
Chris Sturm	NJ Future
Stacy McCormack	American Littoral Society