



**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*  
SHEILA Y. OLIVER  
*Lt. Governor*

TAHESHA WAY  
*Secretary of State*

**New Jersey State Planning Commission  
Minutes of the Meeting Held on May 15, 2019  
State House Annex  
Committee Room 10, 3<sup>rd</sup> Floor  
125 West State Street, Trenton, New Jersey**

**CALL TO ORDER**

Chair McKenna called the May 15, 2019 meeting of the New Jersey State Planning Commission (SPC) to order at 9:40 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**

Danielle Esser, Deputy Chief of Staff, NJ Economic Development Authority  
Joseph Fiordaliso, President, Board of Public Utilities  
Shing-Fu Hsueh, Public Member  
Elizabeth Semple, Designee for Commissioner Catherine McCabe, Department of Environmental Protection  
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of Community Affairs  
Douglas Fisher, Commissioner, Department of Agriculture  
Jim Lewis, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation  
Jay Boone, Designee for Tahesha Way, Secretary of State, Department of State  
Edward McKenna, Chairman, 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 January 30, 2019 meeting. Commissioner Fiordaliso made the motion and it was seconded by Jay Boone. With no further discussion or questions, Chair McKenna asked for a roll call vote: Ayes: (9) Danielle Esser, Joe Fiordaliso, Shing-Fu Hsueh, Elizabeth Semple, Sean Thompson, Douglas Fisher, Jim Lewis, Jay Boone, Ed McKenna. Nays: (0). Abstains: (0). The January 30, 2019 minutes were approved.

## **CHAIR'S COMMENTS**

Chair McKenna had no comments at this time.

## **ACTING EXECUTIVE DIRECTOR'S REPORT**

Acting Executive Director Melanie Willoughby commented that out of the 98 Town Centers for review, 93 Towns are involved and had been contacted. 28 are interested in pursuing Plan Endorsement, 5 are not and 4 are undecided. 41 are thinking about it. Looking forward to move to Plan Endorsement.

## **CHAIR'S COMMENTS**

Chair McKenna announced that there were comments received from the League of Municipalities concerning the proposed Resolution No. 2019-04, about extending the period for Plan Endorsement. The League's objections are based on the fact they want an opportunity for the Towns to opt out. Chair McKenna commented that the Towns can opt out by not going forth with Plan Endorsement for an updated town center. Therefore, he believes there is no need to change the regulation proposal.

## **NEW BUSINESS**

### **Resolution No. 2019-04 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 asked Mr. Barry Ableman to make the presentation to the Commission. Mr. Ableman listed the five comments received by The Commission as Edward Purcell, Esq., DiFrancesco Bateman; Walter Lane, Director of Planning, Somerset County Planning Board; Frank Parshall, New Jersey State League of Municipalities (NJLM); Britta Wenzel, Executive Director, Save Barnegat Bay; Jean Public.

Chair McKenna noted that the commission is to adopt a regulation extending the period of certain plan endorsements and center designations. With no further comments from the Commission, Chair McKenna opened the floor to comments from the public on Resolution 2019-04.

Walter Lane, Director of Planning from Somerset County expressed being a long-term supporter of the center-based growth principles of the State Development and Redevelopment Plan. Therefore, Mr. Lane commented that on behalf of Somerset County, he strongly supports the continued designation of previously designated centers and endorsement plans. Also, Mr. Lane as an Executive of the Somerset County Board of Planners Association and offered their assistance to advance the State Planning process.

Chair McKenna thanked Mr. Lane for his comments and support. He also thanked Mr. Lane for his Public Service to other municipalities that benefit from his experience and expertise.

Chair McKenna asked for a motion on Resolution No. 2019-04, Commissioner Esser made the motion and it was seconded by Commissioner Fiordaliso.

With no further discussion or questions on Resolution 2019-04, Chair McKenna asked for a roll call vote: Ayes: (9) Danielle Esser, Joe Fiordaliso, Shing-Fu Hsueh, Elizabeth Semple, Sean Thompson, Douglas Fisher, Jim Lewis, Jay Boone, Ed McKenna. Nays: (0). Abstains: (0). Resolution 2019-04 was approved.

**Resolution No. 2019-05 Approving The Petition for Plan Endorsement submitted by the Township of Lacey and Designating State Plan Map Amendments.**

Chair McKenna asked Mr. Rick Brown to make the presentation to the Commission. Mr. Brown commented that Lacey Township is seeking plan endorsement. The Oyster Creek nuclear power plant is now closed and being decommissioned. The Township would like to pursue mixed uses along Route 9 and along Lacey Road with higher density housing, affordable residential housing improved multi transportation along with environmentally sustainable design. Mr. Brown noted that the proposed center designation will support redevelopment initiatives by encouraging new development patterns that reflect a walkable downtown and the necessary residential density that can support a downtown. The increased allowance for impervious cover of development in the proposed town center for use by NJDEP in the CAFRA area, will more efficiently utilize the infrastructure and land area within the center, allowing for an increased density for larger inclusionary projects. He commented that the Township proposes to focus redevelopment, infill and increased density within existing developed areas which reflect the goals of the State Plan. The Township has also agreed to a request by NJDEP that all public lands which it owns that are significantly constrained by environmental development restrictions will be designated as open space lands to protect wetlands and other natural features that perform vital pollution-related ecosystem services. Mr. Brown finalized his report stating that Lacey Township's effort and existing policies and requirements are substantially consistent with the State Plan and that it's recommended for Plan Endorsement.

Chair McKenna, commented that based on the PIC meeting there were public comments and understanding that not everybody is positive about this project. He also commented that this plan is important for the future of Lacey Township, Ocean County and to State and to the State Planning process. Chair McKenna also pointed out how crucial the roll of the commission is and for the State agencies who diligently get involved in this process for a long period of time. And Lacey has been incredibly cooperative. Chair McKenna thanked all the members of the commission and the OPA staff for the hard work and dedication.

Chair McKenna asked for a motion on Resolution No. 2019-05, Commissioner Esser made the motion and it was seconded by Jim Lewis.

Commissioner Esser commented that she echoed the Chairman's comments, thanking Lacey Township for coming back for Plan Endorsement, thanking the staff and the township staff for the hard work.

Commissioner Fiordaliso offered the Township the assistance of BPU and pointed out that any State Agency like water public utilities can assist including financial incentives. The Deputy Mayor of Lacey Township Mr. Steven Kennis commented that they're making significant changes on ordinances, especially water ordinances and continue to making changes.

Caren Argenty, from Save Barnegat Bay, Board member commented that there is a SPC letter approving a waiver of a vision meeting for Lacey Township. Ms. Argenty considered it to be an illegal approval of the waiver. Chair McKenna suggested to Ms. Argenty that if she thinks it's illegal, to do what she things is appropriate to do. She also expressed her concerns about not including the entire town in on the meetings.

Acting Executive Director Willoughby responded that the OPA Executive Director has the right under the regulations to issue a waiver. Ms. Willoughby noted that The Plan Endorsement is not going to be held off based on Ms. Argent's comments on the waiver.

Elizabeth Semple from DEP commented that DEP makes sure that the changes included in the Master Planning are included in the PIA.

Britta Wenzel, Executive Director of Save Barnegat Bay commented that they look after the town and want the Town to move forward, and will continue to be involved with the process and to make sure that experts are involved in this process.

With no further discussion or comments on Resolution 2019-05, Chair McKenna asked for a roll call vote: Ayes: (9) Danielle Esser, Joe Fiordaliso, Shing-Fu Hsueh, Elizabeth Semple, Sean Thompson, Doug Fisher, Jim Lewis, Jay Boone, Ed McKenna. Nays: (0). Abstains: (0). Resolution 2019-05 was approved.

### **Resolution No. 2019-06 Authorizing an Amendment to the State Plan Policy Map in Eagleswood Township, Ocean County**

Chair McKenna asked Mr. Rick Brown to make the presentation to the Commission. Mr. Brown commented that Eagles Nest Airport is located in Eagleswood Township in Ocean County. Mr. Brown explained that the map amendment would result in the creation of a transportation node on approximately 107 acres of which 81 acres are owned by the airport. The 26 acres not owned by the airport within the proposed Node include a closed municipal landfill, a municipal public works building and yard, and an environmental service company., The concerns raised about the extent of impervious cover, forest clearing, storm water runoff, and endangered species habitat raised will need to be addressed by the airport facility in a CAFRA permit submission to be made by the applicant. The need for the CAFRA permit arises because, as acknowledged by the airport owner, previously conducted construction and paving, though the municipality approved, required a CAFRA permit. Also, should be noted that DEP determined that suitable Pine Snake habitat on the airport site is not an issue due to the existing development at the airport. Mr. Brown expressed the need for the Node designation to be considered and approved by the commission.

Mr. Brown invited Mr. Peter Weidhorn owner of Eagles Nest Airport for a comment.

Mr. Weidhorn pointed out that the airport is privately owned but it's for the public used. Also, that the DEP and DOT ultimately make the final decision, so why not take the high road and tell the residents it's out of their control. Effectively then, if this body or the DEP or DOT doesn't proceed, progress stops and the airport remains frozen in place. Mr. Weidhorn concluded saying that this application helps the NJ and Southern Ocean County and especially the Long Beach Island economy to be sustained and provided with the most updated technology, emergency services and infrastructure.

Chair McKenna asked for a motion on Resolution No. 2019-06, Jim Lewis made the motion and it was seconded by Commissioner Esser.

With no further discussion or comments on Resolution 2019-06, Chair McKenna asked for a roll call vote: Ayes: (9) Danielle Esser, Joe Fiordaliso, Shing-Fu Hsueh, Elizabeth Semple, Sean Thompson, Doug Fisher, Jim Lewis, Jay Boone, Ed McKenna. Nays: (0). Abstains: (0). Resolution 2019-06 was approved.

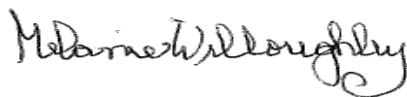
**PUBLIC COMMENT**

Britta Wenzel, Executive Director of Save Barnegat Bay asked for an email sent out to be part of the records. Also, wanted to discuss a matter about Lakewood Twp. Specifically about the Eagle Ridge Golf Club where there was a very violent attack on two members of the public. Chair McKenna expressed that the commission will be addressing Lakewood in the future and knowing that there is presently litigation, the State Planning Commission is not engaged and is not able to respond to any questions.

**ADJOURNMENT**

With no further comments from the Commission or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Commissioner Fiordaliso and seconded by Commissioner Esser. All were in favor. The meeting was adjourned at 11:10 a.m.

Respectfully submitted,



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Melanie Willoughby, Acting Secretary  
State Planning Commission

Dated: June 13, 2019