



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

THOMAS K. WRIGHT
Chairman

SHEILA Y. OLIVER
LT. GOVERNOR

DONNA A. RENDEIRO
Executive Director/Secretary

**New Jersey State Planning Commission
Minutes of the Meeting Held on May 4, 2022
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the May 4, 2022 video conference of the New Jersey State Planning Commission (SPC) to order at 9:32 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

Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection
Danielle Esser, Director of Governance, NJ Economic Development Authority
Douglas Fisher, Secretary, Department of Agriculture
Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities
Bruce Harris, Municipal Member
Edward J. McKenna, Vice Chair, Public Member
Stephen Santola, Public Member
Andrew Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs
Elizabeth Terenik, Public Member
Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State (arrived at 9:44 a.m.)
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.

APPROVAL OF MINUTES

Chairman Wright asked for a motion to approve the minutes of the March 2, 2022. Bruce Harris made the motion, and it was seconded by Stephen Santola. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Danielle Esser, Frank Gaffney, Secretary Fisher, Andy Swords, Bruce Harris, Nick Angarone, Edward McKenna, Sean Thompson, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (1) Elizabeth Terenik. The May 2, 2022 minutes were approved.

CHAIR'S COMMENTS

Chairman Wright said that I appreciate the commissioners, the staff, and the public for staying with us with these online meetings. I've talked to Donna about trying to do hybrid meetings. It's going to be important to make sure that we have technology that can support us.

Chairman Wright said that I'm excited for today's agenda with the Galloway plan endorsement. And also later we're going to be giving certificates to communities that have been through the Plan Endorsement process for the past two years and then later in the old business, the warehouse siting guidance memo, I'm sure I'm not the only member of the Commission who was really impressed at the work that the staff had done on this very complicated issue. I feel grateful that this shows where the state development and redevelopment plan, the work of the Commission and the staff, and the role that we play in trying to recognize competing interests between agencies, the state, and the local governments between environmental and economic goals.

Chairman Wright referred to the Director for a report.

EXECUTIVE DIRECTOR'S REPORT

The Director began with a "PSA" for the Business Action Center. Today is May 4th so don't forget to bring your bags!

Executive Order 292 revoked the Public Health Emergency but maintained the extensions of approvals, including the SPC Centers. According to paragraph 6 of the Executive Order, rulemaking bodies can modify that extension. The Office is working on a recommendation to be presented to the PIC in May to modify the order and, if approved by the PIC will be presented to the full SPC in June. It is anticipated that the recommendation will include the following:

- municipalities that have confirmed to us in writing that they do not want to pursue endorsement will have their Centers and/or Endorsements revoked as soon as possible
- All other municipalities subject to the extensions will have a date certain expiration, likely March 31, 2023.

The outstanding issue remains whether this can be done by resolution or by rule and the DAG is currently reviewing the matter to determine which path needs to be taken.

Of the 22 municipalities that have decided to forgo renewing, the following reasons were given:

- 1 identified affordability of the process
- 8 identified limited benefits
- 4 identified both
- 2 identified as participating in the Highlands process
- 7 did not identify a reason

Since the March 2nd SPC meeting:

- NJ Register Notices were published for Allentown and Upper Township on April 18th.
- Galloway Township's Endorsement will be presented later in this meeting for approval.
- Stafford's draft Recommendation Report and PIA is in process.
- Bedminster's Opportunities and Constraints Report has been completed.
- Stone Harbor, Maurice River, Vineland, and Bound Brook's Opportunities and Constraints Report has begun.
- Burlington Township's MSA has been submitted to the Office.
- Staff facilitated the visioning sessions for Commercial Township and Galloway;
- Draft MSAs have been received for Little Egg Harbor.
- A prepetition meeting was held for the Township of Warren, Somerset County.
- One municipality has declined to renew (Lawrence, Cumberland County), siting capacity and limited benefits

The Office received the official request from the Mayor of Berkeley Township for the renewal of their endorsement, scheduled to expire on July 6, 2022.

As part of the Toms River biennial review, the municipality has requested two map amendments. The review is underway.

Nine of the 12 Burlington County municipalities have completed their first visioning sessions, with the tenth scheduled for May 16th. Two have requested waivers, and based on past and recent history of public participation, one was granted; the second is under review. The next step is to hold the second, regional visioning sessions and they are currently being scheduled in groups of three municipalities each. We expect State agency comments on the first set of municipalities' Opportunities and Constraints Reports by mid-May and mapping discussions are underway.

We expect state agency comments on the first seven municipalities' opportunities and constraints report by mid-May, and mapping discussions have begun. We're working with a little over 50 municipalities and probably another 20 on the mapping discussions within those 50.

We have also begun to track the municipalities that expired in 2021 and 2022. We have six of them, five of which we are working with toward endorsement that are not part of the original municipalities that are expiring and are the subject of the extensions.

The Office met with Somerset County and officials from the three municipalities that are included in the Somerset County Regional Center (Somerville, Raritan Borough, and Bridgewater) to begin a discussion regarding the renewal of their regional center. All three municipalities have expressed their willingness to participate. The Center does not expire until 2023, but they have already begun to work on the process, starting with the review of the current PIA and working toward an updated Municipal Self-Assessment.

The Director thanked Walter Lane for looking ahead and looking forward to working with the Somerset County municipalities.

Director Rendeiro said that the staff updated the Water Conservation Model Ordinance, received DEP approval, and has asked Sustainable Jersey for their input. The current ordinance had some inconsistencies that were addressed.

A follow-up meeting was held with Red Bank and DOT's Transit Village Task Force to reinvigorate the Borough's application for Transit Village status. Based on that meeting, the Borough will proceed with that effort.

The FEMA Resilience Accelerator project is progressing. The Riverine cohort is well underway with a partnering meeting held in April with all 7 municipalities, state agencies, and consultants. The first workshop meeting is scheduled for May 9th in person and the second is scheduled for May 23rd, with homework in between. It is anticipated that the participating municipalities will come away with appropriate resources to complete their

resilience plan. The remaining two cohorts, coastal and coastal tourism, will be scheduled toward the end of the summer with preparatory communications being sent mid-summer. There are 23 potential municipalities in all three cohorts. The current riverine cohort includes Lambertville, Belvidere, Bound Brook, Denville, Millburn, Manville, and Millstone.

Director Rendeiro said that as an aside in the governor's press conference yesterday where he announced \$50 million in blue acres funding. He was in Lambertville. The mayor of Lambertville gave a shout-out to this program. I think it's making a really good impact. We're going to start seeing a lot of progress on that.

The Director said that in answer to the Chairman's comments, the warehouse siting guidance is currently under final internal review before we can send it out for public comment. It will be hopefully within the next few weeks be able to put it out for public comment. And a shout out to Matt Blake, who's really the author there. Hopefully, we'll be able to publish that draft for public comment very soon.

We continue to work with DEP on Climate Change and Environmental Justice by participating in both interagency councils. On the climate change front, we are leading the "funding" workgroup with the objective of identifying existing funding programs/sources, identifying funding criteria to ensure consistency among state agency incentive programs, and identifying possible new funding sources that may become available. Scheduling of the first meeting is in process.

Related to Environmental Justice, I'm the representative of the State Planning Commission and the Secretary of State. As anticipated, most environmental justice actions are within the Commission's purview and have been included in PE requirements. We are working on the Department's self-assessment which is due to DEP in June. In addition to the work with the EJ Interagency Council.

The Office continues to participate in a Rutgers-led research effort funded by the National Science Foundation as part of its Collaborative Stakeholder Advisory Panel (CSAP) called the Megalopolitan Coastal Transformation Hub (MACH). The first pilot municipalities will be in New Jersey, followed by New York and Pennsylvania.

The other effort we are working with Rutgers is that DEP has asked them with developing technical assistance for environmental justice, and we are in that workgroup as well.

Director Rendeiro said that a bill A-1294 authorizes the conversion of certain office parks and retail centers to mixed-use developments. We're keeping an eye on that and we have some thoughts about that. I heard yesterday that Senator Sarlo was looking at affordable housing so we're going to try to find out a little bit more about that and hopefully be able to weigh in on that.

The Director said that the office developed a certificate to present to municipalities upon receiving Plan Endorsement. We want to recognize those that have achieved Endorsement since the Office and the Commission have been reactivated.

The Director referred to Chairman Wright for the presentation of the certificates.

Chairman Wright said that we were really excited back in April of 2021, we were able to endorse Millstone with Matt Denne, the Planning Board Chair is with us. The second, back in July of 2021 is Vernon Township, we have Mayor Howard Burrell here. Upper Township, we have Paul Dietrich, Engineer, Gary Demarzo, Township Administrator, and Committee member Kimberly Hayes which was endorsed as part of two back in February of 2020. In February of 2022 earlier this year, we had Allentown and I think we have Laurie Roth here with us. Thank you so much for joining us. We will be sending this certificate to you.

Chairman Wright said that he feels like I wish we could be with all of you in person to do the congratulations, It really helps to send the message to the communities about this partnership because each of these endorsements really

does represent, as we know, a lot of hard work between the Office of Planning Advocacy to state agencies that the community in many cases the county is deeply involved. It's important to recognize this achievement, and really try and keep it in people's minds. We'll be looking for more opportunities to try and promote this going forward.

Director Rendeiro said that I appreciate all of the hard work. I know this is not an easy process to go through. I know the municipalities that choose to go through this process do it for the right reasons. They want to make sure that their communities are planned well and take advantage of what they can take advantage of in terms of economic growth while still trying to protect their communities from natural disasters and climate change. That's not easy work. I really commend everybody for doing such a phenomenal job.

With no further comments from the Committee or the public, Chairman Wright asked to move on to new business.

NEW BUSINESS

Galloway Plan Endorsement Recommendation

Director Rendeiro introduced the presentation by saying that Galloway is our fifth municipality to endorse and Meghan is going to walk you through the presentation.

This presentation can be found at: <https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/spc-materials-2022-0504-galloway-endorsement-recommendation.pdf>

Director Rendeiro asked the Deputy Mayor of Galloway Township to speak. There are other representatives from the township to answer any questions as well.

Tony DiPietro Deputy Mayor, Galloway Township said thank you so much first of all to the Office of Planning Advocacy and to Meghan for your hard work and for providing us with this opportunity. It was wonderful to see Galloway Township's map and to see how beautiful Galloway Township is. We work very hard with building relationships with the Department of Environmental Protection and the Pinelands. We truly understand the environmental sensitivity of our area. As you can see Galloway Township has untouched oceanfront property. If you look at if you see that map there's a little place called little beach and I think there's only one dwelling there's an old duck hunting shack and we're very proud. I know we work really diligently to balance responsible development and environmental sensitivity. As Megan had mentioned, we were probably one of the first in New Jersey to receive the silver standard for sustainability. I'm very thankful to our residents and those who get involved to help us maintain that status. I also sit on the environmental commission, I'm kind of like in between council and planning and environmental commission to really strive to preserve the environmental sensitivity of Galloway Township also bringing responsible development. Thank Jen Heller, she is our Township planner. This has been a learning experience for me. We really look forward to working with you to help the future of Galloway.

Jen Heller from Polistina and Associates and the Upper Township planner said that I want to thank Meghan for all of her work on this process. We started this back in 2019, it's been a long process. Thank you for coming down and helping with the visioning session and getting us to the point where we are.

Chairman Wright thanked everyone for their comments. The Chairman said that I have to say from my own experience that I can remember the first time going through with the center designation and how important it was to get Galloway into the State Plan process because of its importance to the environmental issues.

Andy Swords from DOT asked Meghan to go back to the PIA to see the complete streets information and about the transit stop. Meghan proceeded to go back to the presentation. Andy thanked Meghan.

With no further comments from the Commission or the public, Chairman Wright asked for a motion to endorse Upper Township. The motion was made by Danielle Esser to accept with the conditions and seconded by Elizabeth Terenik.

Nick Angarone from NJDEP asked what the conditions are. Chairman Wright responded that what Danielle was referring to was the agreement in the PIA essentially which is laying out the next steps.

Commissioner Esser said that that's correct. The thresholds and parameters as set forth by the state agency partners in the municipality of what the work that the municipality will continue to do for its proper planning purposes for plan endorsement.

Director Rendeiro read the Resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-04.pdf>

With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Secretary Fisher, Andy Swords, Bruce Harris, Nick Angarone, Edward McKenna, Sean Thompson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (0). The Resolution adopting The Plan Endorsement Petition for the Township of Galloway was approved.

Director Rendeiro Presented the Township of Galloway with a certificate of endorsement.

ADJOURNMENT

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Ed McKenna and seconded by Andy Swords. All were in favor. The meeting was adjourned at 10:25 a.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: MAY 4, 2022 TIME: 9:32 AM

Walter Lane - Planning Director, Somerset County

Meg Cavanagh – NJDEP

Mark Villinger – Planner, Ocean County

Jason Kasler – NJPO

Paul Dietrich – Engineer, Upper Twp.

Susan Weber – NJDOT

Tony DiPietro – Deputy Mayor, Galloway Twp.

Howard Burrell – Mayor, Vernon Twp.

David DuMont – NJDEP

Matt Baumgardner – NJDEP

Stephen Milgrom – NJBAC

Matthew Denne' – Chair Planning Board, Millstone

Jen Heller – Galloway Twp.

Gary DeMarzo - BA, Upper Twp.

Kim Hayes - Committee Member, Upper Twp.

Linda Moss

Rebecca Harris

Nick Kubichek

Jessica Witmer

A. Soriano