



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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PHILIP D. MURPHY
Governor

LT. GOVERNOR TAHESHA L. WAY
SECRETARY OF STATE

THOMAS K. WRIGHT
CHAIRMAN

DONNA A. RENDEIRO
Executive Director/Secretary

**New Jersey State Planning Commission
Minutes of the Meeting Held on June 5, 2024
Zoom Video Conference**

CALL TO ORDER

Vice-Chair McKenna called the June 5, 2024 video conference of the New Jersey State Planning Commission (SPC) to order at 10:01 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, Director of Governance, NJ Economic Development Authority

Henry Gajda, Designee for President Christine Guhl-Sadovy, Board of Public Utilities

Susan Weber, Designee for Francis K. O'Connor, Acting Commissioner, Department of Transportation

Edward J. McKenna, Vice Chair, Public Member

Keith Henderson, Designee for Jacquelyn Suarez, Acting Commissioner, Department of Community Affairs

Shanel Robinson, County Commissioner Director, County Member

Elizabeth Terenik, Public Member

Melanie Willoughby, Designee for Lt. Governor Tahesha Way, Secretary of State, Department of State (joined 10:09 a.m.)

Stephen Santola, Public Member

Julia Somers, Public Member

Jeffrey Oakman, Senior Policy Advisor, Office of the Governor

Others Present through Video conference

See Attachment A

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Vice-Chair McKenna asked for a motion to approve the minutes of March 6, 2024, with non-substantive changes. Shanel Robinson made the motion, and Danielle Esser seconded it. With no further discussion or questions, Vice-Chair McKenna asked for a roll call vote: Ayes: (10) Danielle Esser, Henry Gajda, Susan Weber, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, and Jeffrey Oakman. Nays: (0). Abstains: (0). The March 6, 2024 minutes were approved.

CHAIRMAN'S COMMENTS

Vice-Chair McKenna had no comments in Chairman Wright's absence.

EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro reported that the Office has moved to 225 West State Street. Sara Bennett, OPA's new Administrative Assistant was introduced. One Senior Planner vacancy has been posted. Director Rendeiro knows of at least one candidate who has applied. The Office also had two new interns, Miranda and Gabriella, and the Office is working with the new DAG, Charles Shadle.

Since the March 6 SPC meeting:

- Staff is working with Dover, Seaside Heights, Little Egg Harbor, Ocean Township, Woodstown, Ocean City, Barnegat, Sparta, Dennis, Berkeley, Manchester, and Red Bank on mapping and other requirements toward Plan Endorsement.
- Discussions continue between Burlington Township and DOT. This was a request that Burlington Township had as part of their Plan Endorsement process. DOT has agreed to a weight restriction on part of Neck Road and they are in discussions on the remaining section. Discussions also continue regarding the relocation of their main line. The Township requested DOT approval to ask PSE&G to provide written authorization to relocate their main into their ROW, which DOT approved.
- Little Egg Harbor is close to coming to the PIC. Final mapping discussions are underway and the PIA has only a few items still under discussion.
- Staff finalized Newton's Opportunities and Constraints Report, build-out analysis, trend analysis, and mapping. They have requested an expedited Plan Endorsement Letter.
- Sparta has inquired regarding a possible expedited PE process. Staff determined that Sparta does not qualify for the expedited renewal process because their previous endorsement occurred prior to the requirement that the municipality have a Plan Implementation Agreement. As a result, we do not have the information to determine if they are in compliance with the Plan. Staff will continue to work with Sparta.
- The Office received municipal comments on the draft PIA for Woodstown.
- Staff is waiting for NJ Transit to schedule a follow-up meeting with Dover.
- Staff met with Manchester officials to review the updated MSA report they had paused as they are looking to resume the process. Manchester's mapping is underway.
- Salem City's draft MSA was submitted; we await the final MSA. The initial map for Salem City has been completed (which has not yet been reviewed by DEP).
- Barnegat has requested us to expedite their petition as they are getting development pressure. We will do what we can to accommodate their request.

- The Office received a letter from the Mayor of Dennis Township in support of their pursuit of Plan Endorsement and have sent their prepetition materials. Their prepetition meeting is scheduled for July 9.
- The Office received the first bi-annual review from Middle Township. They have completed all items that were due in their first year.
- The Office received Maurice River’s recently adopted Master Plan Reexamination Report, which satisfies one of their Plan Implementation Agreement items.

Staff has developed a tracking system to track annual and biennial reports for plan-endorsed municipalities.

The Office receives many items from municipalities that may not be necessary so staff has begun an in-depth review of the Municipal Land Use Law to determine what documents are required to be submitted to the Office. Once that effort is completed, we will develop a communication to put on our website and distribute to municipalities to ensure that we receive only what is required by law.

Staff is also in the process of reviewing the new rules to update the municipal guidelines.

The new OPA website <https://www.nj.gov/state/bac/planning/> is live. Staff is reviewing it to ensure all links are working and all information is correct. Director Rendeiro requests that attendees review the website and provide feedback.

The Office will resume activities related to the model warehouse ordinance once a new Senior Planner is on board.

During the recent Transit Village Task Force meeting, the Village of High Bridge was recommended for Transit Village designation. Additionally, preliminary discussions were held regarding the town of Bernardsville and other discussions were held regarding redesigning the criteria for designation to include major bus stations and ferry stations.

Director Rendeiro attended the annual meeting of the Rutgers MACH (Megalopolitan Coastal Transformation Hub) program. Rutgers received money from The National Science Foundation to work with 14 universities for five years to research climate change.

OPA will be presenting at the NJ Planning and Redevelopment conference on their in-person day on June 7. During the first two days of the conference (which will be held virtually), we will have a “virtual booth”. The third day will be in person and we will have a presentation to discuss mapping and solicit input on the State Plan. Several members of the State Planning Commission will be in attendance.

Staff attended an in-person walkthrough for the Route 9 Transit Oriented Development Corridor Study.

The Department of Health Age Friendly Blueprint was released. Additionally, staff attended a Rutgers virtual meeting covering engagement methodology to serve New Jersey’s senior population. This population has been underserved in New Jersey and is important in light of the State’s “aging in place” goals.

Director Rendeiro was a Guest Lecturer at a Rowan University Planning class.

The Office participated in meetings related to

- NJTPA, DVRPC, SJTPO
- County Planners Association
- Coastal Coalition
- NJIAC
- NJIAC Extreme Heat Communications workgroup

- NJ Climate Change Alliance
- NJ Climate Resilience Collaborative
- Rutgers Megalopolitan Coastal Transformation Hub (MACH)
- NJ Conservation Blueprint Steering Committee
- Brownfields Quarterly meetings

DEP announced the proposal of the NJPACT rules. The Rules are beginning a 90-day public comment period. The document is available on the DEP website.

Director Rendeiro will be interviewed by RWJ Foundation on the intersection of regional planning and health equity on June 10.

OPA is monitoring 14 bills, nine of which directly impact either OPA or the SPC. All Bills are currently in Committee. We met with the League of Conservation Voters and DCA on A3685 which appropriates one million dollars to OPA to assist municipalities with developing warehouse planning and updating their planning documents.

An initial review of the recently adopted Affordable Housing legislation showed that the State Development and Redevelopment Plan is referenced by requiring that a review take place for a municipal fair share plan to determine whether the housing plan is consistent with the State Plan.

OLD BUSINESS

State Plan Update

Director Rendeiro reported that State agencies are continuing to comment on the document. As a result, the presentation to the Commission for approval of the Preliminary Plan has been delayed. Once we have more certainty on a schedule, Director Rendeiro will advise the Commission, the counties, and the public.

In the meantime, we are continuing the mapping activities to keep the momentum going. These activities are focused on two main areas.

- Survey 1,2,3 is the online mapping that we are proposing that the counties use to recommend mapping changes to the Office during Cross-Acceptance. We demonstrated it to the County Planners Association Statewide Planning Subcommittee and it was well received. We received two suggestions that have been incorporated into the instructions. In the meantime, we have begun to work with the counties who volunteered to test the system.
- Staff continues to work with the mapping consultant to fine-tune the mapping protocol document. This document will not be embedded in the State Plan policy map; it is an informational and screening tool that fine-tunes where development should or shouldn't occur.

Some of the counties in the Highlands areas made a recommendation to inquire as to whether the Highlands Council would represent them. The State Plan does not have authority over the Highlands communities, we are working with the Highlands to have them complete an abbreviated statement of agreements and disagreements. This Commission has endorsed the Highlands Master Plan and we are recommending to the 88 municipalities that they are represented by the Highlands. However, a municipality may choose to be represented by their county instead. To date, the Office has received requests from eight Highlands municipalities to be represented by their counties rather than the Highlands Council.

To date, we have received five resolutions from counties accepting the role of Negotiating Entity (Burlington, Hudson, Hunterdon, Monmouth, and Mercer). One has waived (Bergen). The Office will be procuring the services to assist those counties that have waived that role.

The update of the Cross-Acceptance Manual will be presented to the Commission for approval later in this meeting.

Three events were held as part of our Outreach 2 effort.

- The first event of the Outreach 2 effort was held in late March at the BAPS Temple in Robbinsville. The event went really well and we received positive feedback from the participants. Of note, is that representatives from the Township attended the entire meeting (the Council President and the Community Development Official). This was particularly important to the attendees as they felt that the Township was also there to hear their concerns.
- The second Outreach 2 event was held in Millville on April 15. The conversation centered on issues that affect South Jersey and the inability of South Jersey to grow economically due to the significant environmental challenges that they face.
- The third Outreach 2 event was held at William Paterson University on April 25. The primary discussions centered on the lack of fresh foods, warehousing impacts, and lack of reliable public transportation.

OPA has an initial discussion with DCA regarding the developable land analysis. Since we need to complete this analysis for the Plan update and DCA has to do a similar analysis that is required as a result of the recently enacted affordable housing legislation, both departments agree that they should be as consistent as possible.

DVRPC hired a consultant to work with their four counties in the Cross-Acceptance process. The Office is working with them to ensure that everything is aligned.

Nine interns have been deployed throughout many counties to assist in preparation for the State Plan update. Some have completed their assignments and gone on to other things, some remain and two have just started with us this week. Additionally, some in-house staff will also assist a few counties. In addition, the Office will be going out for request for bids for consultant services to provide Cross-Acceptance assistance for those municipalities who waive the role of Negotiating Entities.

Several presentations were made regarding the Plan update:

- Director Rendeiro presented at the Smart Growth Summit in Annapolis on the State Plan update. There were approximately 200 people in the audience and it was hosted by the National Smart Growth Center at the University of Maryland. There are many similarities between what New Jersey is looking to accomplish and what Maryland is looking to do, but there are also differences.
- Atlantic County Mayors meeting March 25.
- Meeting with Port Authority of NY/NJ on the State Plan and freight-related issues
- Morris County Planning Board presentation on the State Plan
- New Jersey Association of Counties webinar
- Presentation to White Township Zoning Board
- Meeting regarding food insecurity for the State Plan
- Hudson County Information Session on County and Municipal Cross-Acceptance

The staff continues to monitor the comment and feedback emails and we continue to answer questions received. Questions primarily center on the process, the public meetings, and when they will begin.

NEW BUSINESS

RESOLUTION 2024-05 – Resolution Approving an Update to the 2023 Cross-Acceptance Manual

Director Rendeiro presented the updated Cross-Acceptance manual and discussed the revisions.

Commissioner Henderson asked how and when critical, environmental, and historic sites are incorporated into the Cross-Acceptance process. Director Rendeiro stated that this would be a part of the mapping exercises.

Based on the Negotiating Entity's response, this would be listed as an area of agreement or disagreement which would be presented to the Commission.

Commissioner Henderson suggested edits on behalf of DCA. On page seven, the penultimate sentence in the second paragraph, he requested that "housing needs" be inserted. Director Rendeiro agreed to make that change. He requested that the word "housing" be inserted in the last bullet point on page seven under Draft Impact Assessment. Director Rendeiro agreed to make that change. He suggested that it would be important for the SPC to ask about redevelopment plans and whether there's an approved housing element and fair share plan in the municipality regarding the A2 Cross-Acceptance template on page 24. Director Rendeiro agreed and will incorporate the requested updates.

The 2024 Cross-Acceptance Manual can be found at:

<https://www.nj.gov/state/bac/planning/documents/meeting-materials/exhibit-a-2024-ca-manual.pdf>

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://www.nj.gov/state/bac/planning/documents/meeting-materials/certified-resolution-2024-05.pdf>

With no further discussion or questions, Vice-Chair McKenna asked for a motion to approve Resolution 2024-05. The motion was made by Keith Henderson and seconded by Julia Somers. Vice-Chair McKenna asked for a roll call vote. Ayes: (11) Danielle Esser, Henry Gajda, Susan Weber, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, and Jeffrey Oakman. Nays: (0). Abstains: (0) Resolution 2024-05 was approved.

PUBLIC COMMENTS

Grant Lucking from the New Jersey Builders Association shared concerns about competing public policies with overlapping timelines, such as the State Plan process, affordable housing, as well as fair share plans and developable land analysis which depend hugely on DEP's rule proposal. The timeline DEP expects to adopt that rule is next summer when the fair share plans are due. At this point, coastal municipalities haven't come to the SPC for plan endorsement so those will automatically expire when DEP adopts their rule. The NJBA is uncertain how to comment on these competing proposals.

Director Rendeiro stated that those items would be considered moving forward.

ADJOURNMENT

With no further comments from the Commission or the public, Vice-Chair McKenna asked for a motion to adjourn. The motion was made by Danielle Esser and seconded by Melanie Willoughby. All were in favor. The meeting was adjourned at 10:47 a.m.

ATTACHMENT A

NEW JERSEY STATE PLANNING COMMISSION ATTENDEES

DATE: JUNE 5, 2024 TIME: 10:01 AM

Adam Marshall, DAG
Anthony Soriano
Barbara Woolley-Dillon, DEP
Charles Shadle
Darren Carney
Dave DuMont
Elena Gable, Cumberland County
Frances Brown, Atlantic County
Grant Lucking, NJBA
Jack Zybura
Jason Kasler, NJPO
Jeff Kolakowski
Jeffrey Surenian
Jon Carnegie, Rutgers
Katrina McCarthy, Rowan
Matt Baumgardner, NJDEP
Ruth Foster, NJDEP
Sarah Taylor-Deak
Tim Gleason, Ocean County
Walter Lane, Somerset County