



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*

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 July 3, 2024  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the July 3, 2024 video conference of the New Jersey State Planning Commission (SPC) to order at 10:02 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**

Henry Gajda, Designee for President Christine Guhl-Sadovy, Board of Public Utilities  
Megan Fackler, Designee for Francis K. O'Connor, Acting Commissioner, Department of Transportation  
Bruce Harris, Municipal Member  
Keith Henderson, Designee for Jacquelyn Suarez, 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 10:15 a.m.)  
Stephen Santola, Public Member  
Julia Somers, Public Member  
Jeffrey Oakman, Senior Policy Advisor, Office of the Governor  
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 June 5, 2024, with non-substantive changes. Shanel Robinson made the motion, and Jeffrey Oakman seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (10) Henry Gajda, Megan Fackler, Bruce Harris, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (0). The June 5, 2024 minutes were approved.

## **CHAIRMAN'S COMMENTS**

Chairman Wright stated that he was sorry to have missed last month's meeting and was looking forward to the mapping protocols and demonstrations in today's meeting.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro reported that a recommendation has been made for a senior planner and is awaiting approval.

### **Since the June 5 SPC meeting:**

- Staff continues to work with 12 municipalities toward plan endorsement with seven in the middle of mapping and PIA discussions.
- The plan implementation agreement draft has been completed for Seaside Heights and sent to State agencies for review.
- The Office received a visioning waiver request from Newton. We are currently reviewing the request.
- The Office received the prepetition materials from Dennis Township. Their prepetition meeting is scheduled for July 9.

Staff is in the process of updating the Municipal Plan Endorsement Guidelines document for SPC approval, based on the updated Rules adopted earlier this year. This will likely be completed within the next few months. Once completed, Staff will begin to work on the County/Regional Plan Endorsement Guidelines. The guidelines had previously been brought in front of the board but had not been approved at that time.

Staff will begin to develop guidance on how best to site affordable housing projects. Once a draft is completed, DCA will be included in further discussions. The document will provide guidance to municipalities on how and where to equitably site projects. This will likely be completed within the next few months.

OPA's brochure has been updated and we are beginning the discussion to bring back a quarterly newsletter. It will be called "News You Can Use." Our website has been updated and Staff is getting comfortable in managing and updating the new site. We will now be responsible for adding items such as agendas, minutes, and other materials.

The Executive Director was interviewed by the Robert Wood Johnson Foundation regarding the intersection of regional planning and healthy communities. They intimated that there might be grant funding related to this effort.

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

The Office presented on the State Plan at the New Jersey Planning and Redevelopment Conference on the in-person day on June 7. There were approximately 100 people in the room and OPA received two positive acknowledgements during the plenary session. OPA had a virtual booth for the first two days of the conference where people were able to provide comments and feedback on the plan update. These comments along with those that we receive via Public Input and our email address are being tracked.

The Executive Director participated in a FEMA Mitigation Consultation Meeting where state agency and FEMA representatives discussed different paths forward, obstacles in resilience planning, and how to address them.

The Office participated in meetings related to

- MPOs and their subcommittees
- County Planners Association
- Coastal Coalition
- NJIAC
- NJIAC Extreme Heat Communications workgroup
- NJ Climate Change Alliance
- NJ Coastal Resilience Collaborative
- Rutgers Megalopolitan Coastal Transformation Hub (MACH)
- Southern Barnegat Bay Watershed Project
- NJ Delaware Bayshore Council

OPA is monitoring 14 bills, nine of which directly impact either OPA or the SPC. All Bills are currently in Committee.

## **OLD BUSINESS**

### State Plan Update

Director Rendeiro reported that the Preliminary Plan is pending the State agency comments. A release schedule will be determined shortly. We continue to respond to numerous questions regarding the schedule. We will begin the conversations on mapping and the recommendations from the municipalities regarding requested changes to maps.

Shortly, we will demonstrate the two mapping tools that we are providing to the counties and municipalities to begin the mapping discussions.

We have done work on population projection and are working closely with MPOs to ensure consistency. The jobs data for 2020 was artificially low because of COVID so we are looking to make adjustments. Additionally, the census data underestimated urban population growth. This was not consistent with information from 2022. We are working on a recommendation for the Commission on how to adjust in working with the three MPOs. We have municipal level data from South Jersey Transportation Organization and are waiting for NJTPA and DVRCP to submit theirs.

Much of our consultant work tends to overlap. For example, as we look at historical development patterns as they relate to planning areas, both Rowan and NJ Future have contributions. As a result, we will be working with both organizations as part of their tasks to develop this data.

We've received resolutions from seven counties accepting the role of negotiating entity. Those seven counties are Burlington, Hudson, Hunterdon, Monmouth, Mercer, Morris, and Cape May. One has waived (Bergen) and we received notice that Sussex will likely waive although we have not received a formal resolution. The Office will be procuring the services of a consultant to work with those counties that have waived that role.

The Public Input website now has the updated and approved Cross-Acceptance Manual.

The Office is working with DCA on the developable land analysis to ensure that we are as consistent as possible and to understand where we are not consistent, an understanding of where the difference are and why.

Commissioner Oakman inquired as to the timeline and the next step that will be taken in the process.

Director Rendeiro reported that some reports have been received from NJ Future and that OPA is working closely with the three MPOs. Some of the timeline will depend on when information is received, hopefully before the August SPC meeting.

## **NEW BUSINESS**

Director Rendeiro indicated that two demonstrations/presentations were forthcoming. The first will be on a tool called Survey 1,2,3, an ESRI product by which municipalities and counties can have an interactive model and recommend mapping changes to the counties. The counties can use it to incorporate one recommendation per county that will include all the municipal recommendations. The product was brought to our attention by Joe Barris, the planning director at Monmouth County. After the demonstration, Joe will discuss how he's utilizing Survey 1,2,3. Director Rendeiro referred the presentation to Myles Elgart and Lisa Avichal.

Myles Elgart proceeded to present Survey 1,2,3.

Director Rendeiro read a question in the chat from Chairman Wright asking if links to documents supporting a recommendation could be added to the survey.

Lisa Avichal responded that links can be added.

Director Rendeiro read a question in the chat from Commissioner Somers asking how the Highlands will be included.

Director Rendeiro responded that the Highlands would act as the entity to provide statements of agreements and disagreements. It would be less of a negotiation and approval process and more of an informational process, giving deference to the Highlands Master Plan. Director Rendeiro agreed to provide a list of towns not going through the Highlands to Commissioner Somers.

Director Rendeiro asked Joe Barris from Monmouth County to talk about his experience utilizing Survey 1,2,3.

Joe Barris outlined a strategy for Monmouth County to approach Cross-acceptance, focusing on an easy lift for municipalities by dividing the county into sub-regions, each with a project lead. The plan included an outreach and education campaign, utilizing Survey 1,2,3 more for CART responses. Each town can drop pins on the map to say what they agree or disagree with in the State Plan map. Joe aimed for 100% participation from the 53 municipalities.

Director Rendeiro responded that each county can tweak the process to work best for them.

Commissioner Somers inquired as to how long Joe Barris expects the process to take.

Joe Barris estimated at least four to five months and emphasized accountability for inaction based upon non-response from individual towns.

Director Rendeiro referred the second demonstration on the mapping protocol to John Hasse and Katrina McCarthy.

John Hasse took the lead demonstrating the mapping protocol updates with Katrina McCarthy as back-up.

Commissioner Santola asked how the points are arrived at.

John Hasse responded that the process is evolving and is not completely resolved, making note that the points are not policy.

Director Rendeiro stated that the map is flexible because the weights and factors are subject to change and interpretation.

Commissioner Santola asked if the total point scores are the same for the developmental and environmental sides.

Director Rendeiro stated that the point totals are close.

John Hasse responded that the number system is ranges of value, not scientific values and may be converted to an ordinal system of low, medium and high.

Director Rendeiro read a question from the chat from Kyle Cruz, NJHMFA asking if the affordable housing guide will provide guidance to developing affordable housing near environmentally sensitive areas.

Director Rendeiro responded that environmental factors don't indicate that development can't occur in that location, it provides an understanding of where the red flags lie. The guide provides information to developers and communities on where obstacles and opportunities may be.

Director Rendeiro read a question in the chat from Jeffrey Surenian asking if the map is available on the SPC website.

Director Rendeiro responded that the map is not yet available on the SPC website.

Director Rendeiro read a question in the chat from Grant Lucking asking if the five foot sea level rise plus the coastal 100-year storm per DEP's recent rule proposal will be included.

Director Rendeiro responded that it is included.

Commissioner Somers commented that the map gives information down to the parcel level which presents more opportunity for planning boards to make smart decisions in the future.

Director Rendeiro read a message in the chat from Kyle Cruz expressing a concern that anti affordable housing groups may weaponize a low-scoring site.

Director Rendeiro responded that along with risk, there is an opportunity to identify areas where affordable housing can be placed. As the information is readily available, a developer won't spend time and money proposing a site that will require permitting or be subject to other regulation.

Grant Lucking expressed appreciation for the map and asked if additional stakeholders will look at the scores.

Director Rendeiro responded that this will occur as a part of the public hearing process.

John Hasse stated that the sub-maps might be more engaged in policymaking.

Commissioner Oakman asked if there is any other data that would help developers determine where affordable housing could be placed.

Director Rendeiro responded that this could be looked into and suggested that the component layers be turned on and off to determine which areas are not developable, which have regulatory problems, which would require permitting, etc.

John Hasse indicated that two levels could be added to help rural municipalities; thinking about centers and redevelopment law. The redevelopment areas are not yet mapped.

Commissioner Somers emphasized the importance of redevelopment and hopes that this information will drive policy decisions.

Director Rendeiro requested that John Hasse talk about the data from New Jersey Future regarding urbanized land.

John Hasse presented a detailed explanation of the remaining land use map project, which uses data to identify undeveloped and unconstrained lands that could potentially be developed. It provides valuable insights into areas suitable for redevelopment and those that should be preserved or managed differently due to environmental constraints.

Chairman Wright suggested a road test for the mapping tool to test its usability.

Director Rendeiro suggested that a few municipalities can test the map and Survey 1,2,3 as they begin to think about mapping recommendations.

Commissioner Harris requested that the Commission be given access to the mapping tool.

John Hasse discussed the need for careful control of access to the tool.

Chairman Wright emphasized the importance of stakeholder engagement and outreach to ensure the tool is used appropriately.

John Hasse suggested that a section of the legend include component layers of the model which may help provide feedback.

#### ADJOURNMENT

With no further comments from the Commission or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Bruce Harris and seconded by Julia Somers. All were in favor. The meeting was adjourned at 11:40 a.m.

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: JULY 3, 2024 TIME: 10:02 AM**

Adam Bradford  
Angela Knowles  
Ashley Kerr, NJFB  
Barbara Woolley-Dillon, DEP  
Becky Hall, Hunterdon County  
Brenda Haycock  
Carlos Rodriguez  
Charles Shadle  
Christopher Helms  
Dave DuMont  
Emily Peraria, Atlantic County  
Frank Bell  
Grant Lucking, NJBA  
Jack Zybura  
Jason Kasler, NJPO  
Jeff Kolakowski  
Jeffrey Surenian  
Jelena Lasko  
Joe Barris, Monmouth County  
John Hasse  
Katrina McCarthy, Rowan  
Kyle Cruz, NJHMFA  
Michael Davis  
Matt Baumgardner, NJDEP  
Noreen Chen  
Regina Delcy, Mercer County  
Ruth Foster, NJDEP  
Steven Bruder, SADC  
Steven Karp  
Susan Weber, NJDOT  
Tommy Allen, SADC  
Walter Lane, Somerset County  
Zoe Baldwin