



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

L.T. GOVERNOR TAHESHA L. WAY
SECRETARY OF STATE

THOMAS K. WRIGHT
CHAIRMAN

WALTER C. LANE
Acting Executive Director/Acting Secretary

**New Jersey State Planning Commission
Minutes of the Meeting Held on October 8, 2025
Zoom Video Conference**

CALL TO ORDER

Acting Executive Director (AED) Walter Lane noted that Chairman Thomas Wright and Vice Chair Edward McKenna were not in attendance and called the October 8, 2025, video conference of the New Jersey State Planning Commission (SPC) to order at 10:32 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

Danielle Esser, Director of Governance, NJ Economic Development Authority
Joe Grillo, Designee for President Christine Guhl-Sadovy, Board of Public Utilities
Susan Weber, Designee for Francis K. O'Connor, Commissioner, Department of Transportation
Bruce Harris, Municipal Member
Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection
Keith Henderson, Designee for Jacquelyn Suarez, Commissioner, Department of Community Affairs
Shanel Robinson, County Commissioner Director, County Member
Melanie Willoughby, Designee for Lt. Governor Tahesha Way, Secretary of State, Department of State
Stephen Santola, Public Member
Julia Somers, Public Member
Jeffrey Oakman, Public Member

Others Present through Video conference

See Attachment A

ELECTION OF A TEMPORARY CHAIR AND VICE CHAIR

AED Lane stated that as the Chair and Vice Chair were unable to attend the meeting, the SPC will need to elect a member to serve as the temporary Chair, and suggested that Commissioner Robinson be appointed.

With no further discussion or questions, AED Lane asked for a motion to appoint Commissioner Robinson as temporary Chair. The motion was made by Julia Somers and seconded by Bruce Harris. AED Lane asked for a roll call vote. Ayes: (11) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, and Jeffrey Oakman Nays: (0). Abstains: (0) The motion to appoint Commissioner Robinson as temporary Chair was approved.

AED Lane suggested that a temporary Vice Chair be appointed in the event that any public comments require Commissioner Director Robinson to recuse herself. Commissioner Harris suggested that Commissioner Oakman be appointed to that position.

With no further discussion or questions, AED Lane asked for a motion to appoint Commissioner Oakman as temporary Vice Chair. The motion was made by Bruce Harris and seconded by Chairwoman Robinson. AED Lane asked for a roll call vote. Ayes: (11) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, and Jeffrey Oakman Nays: (0). Abstains: (0) The motion to appoint Commissioner Oakman as temporary Vice Chair was approved.

PLEDGE OF ALLEGIANCE

Chairwoman Robinson asked everyone to stand for the Pledge of Allegiance.

APPROVAL OF MINUTES

Chairwoman Robinson asked for a motion to approve the minutes of September 10, 2025, with no changes. The motion was made by Danielle Esser and seconded by Melanie Willoughby. With no discussion or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (11) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, and Jeffrey Oakman Nays: (0). Abstains: (0) The September 10, 2025, minutes were approved.

AED Lane noted that Commissioner Angarone had submitted a change to the first paragraph on page 4 of the September 10, 2025, minutes.

Chairwoman Robinson asked for a motion to approve the minutes of September 10, 2025, with the suggested change. The motion was made by Danielle Esser and seconded by Bruce Harris. With no discussion or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (11) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, and Jeffrey Oakman Nays: (0). Abstains: (0) The September 10, 2025, minutes were approved.

Chairwoman Robinson asked for a motion to approve the minutes of September 15, 2025, with no changes. The motion was made by Vice Chair Oakman and seconded by Julia Somers. With no discussion or questions, Chairwoman Robinson asked for all in favor: Ayes: (11) Nays: (0). Abstains: (0) The September 15, 2025, minutes were approved.

CHAIRMAN'S COMMENTS

Chairwoman Robinson had no comments and deferred to AED Lane.

ACTING EXECUTIVE DIRECTOR'S REPORT

AED Lane provided a brief overview of the Office's work since the September 15, 2025, State Planning Commission meeting, with the exception of State Plan updates, which would be covered later in the meeting.

Plan Endorsement

- Staff continues to work with numerous towns who are pursuing Plan Endorsement. Progress is being made with Woodstown, Ocean, Red Bank, and Little Egg Harbor.
- In the coming months, OPA hopes to be able to bring these towns' petitions to the PIC and the SPC.

Staff continues to attend various meetings, such as but not limited to:

The DVRPC Board Meeting, the 2025 Governor's Conference on Housing and Economic Development, the IAC Extreme Heat Coordinated Communications workgroup meeting, the NJ County Planners Regular Meeting, the NJ County Planners/Plan4HealthNJ Meeting, the OPA/DEP Mapping Managers meeting, OPA/DEP Staff Level Mapping Meeting, NJ Coastal Coalition, Inc. Meeting, and Route 29 Study Meeting.

With no comment from the Commission, Chairwoman Robinson asked AED Lane to present on Resolution 2025-12.

NEW BUSINESS

Resolution 2025-12 Approval Of The State Plan Impact Assessment Executive Summary

AED Lane stated that at the August 6th SPC meeting, OPA staff were asked to work in conjunction Rowan University to develop a standalone Impact Assessment Executive Summary document, providing a high-level overview of the findings of the Impact Assessment. The draft executive summary document was prepared and distributed to the Commission for review and comment on September 22, 2025.

Commissioner Harris provided comments on the draft document, with no substantive changes. The majority of these changes rephrased sentences for clarity and removed planning jargon to improve readability. These changes were discussed at the PDC meeting and the Committee and staff recommends the SPC approve the document with Commissioner Harris's proposed changes.

Chairwoman Robinson asked for a motion to approve Resolution 2025-12 Approval of the State Plan Impact Assessment Executive Summary. The motion was made by Julia Somers and seconded by Bruce Harris. With no discussion or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (11) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, and Jeffrey Oakman Nays: (0). Abstains: (0) Resolution 2025-12 was approved

The Resolution can be found at:

<https://www.nj.gov/state/bac/planning/documents/2025-12-ia-exec-summary-certified.pdf>

With no comment from the Commission, Chairwoman Robinson asked AED Lane to discuss changing the date of the December SPC meeting.

Approval of Changing the December State Planning Commission Meeting Date to December 17, 2025

AED Lane stated that the Commission previously informally agreed to move the SPC Commission Meeting from December 3, 2025, at 10:30 a.m. to December 17, 2025, at 10:30 a.m. Staff recommends that the SPC take a formal vote to approve moving the December SPC meeting to December 17, 2025, at 10:30am. AED Lane noted that while the meeting will likely be virtual, OPA is exploring options for an in-person or hybrid format.

Chairwoman Robinson asked for a motion to approve changing the December State Planning Commission Meeting Date to December 17, 2025. The motion was made by Bruce Harris and seconded by Jeffrey Oakman. With no discussion or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (11) Danielle Esser, Joe Grillo, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, and Jeffrey Oakman Nays: (0). Abstains: (0) Changing the December State Planning Commission Meeting Date to December 17, 2025 was approved

With no additional comment from the Commission, Chairman Wright asked AED Lane to provide the State Plan Update.

STATE PLAN UPDATE

AED Lane provided an update on the State Development Redevelopment Plan, explaining that OPA staff revised the draft final document and Infrastructure Needs Assessment after the September 15, 2025, SPC meeting, with public comments due by December 3rd. Four virtual public hearings and two in-person meetings were scheduled for the week of October 14-17, with Commissioners encouraged to attend if available, though their participation is not required. Commissioner Oakman requested clarification regarding the role of Commissioners in virtual public meetings, to which AED Lane stated that they will be panelists but not expected to respond unless they choose to.

Chairwoman Robinson asked the Commissioners if they had any further questions or comments regarding anything previously discussed. As no member commented, she opened the floor to the public.

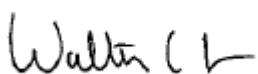
PUBLIC COMMENTS

Mirah Becker asked if Middlesex County might still submit comments regarding the Impact Assessment, which AED Lane confirmed may still be submitted for consideration.

ADJOURNMENT

With no further comments from the Commission or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Julia Somers and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 11:02 a.m.

Respectfully Submitted:



Walter C. Lane
Acting Secretary and Acting Executive Director

Date: November 5, 2025

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: OCTOBER 8, 2025 TIME: 10:32 AM

Andy J.
Anthony Soriano
Barbara Woolley-Dillon, NJDEP
Bill Millette, Hunterdon
Charles Shadle
C. Helms
Christine Winter, PP, AICP
Dave Dumont
Donna Rendeiro
Elise Bremer-Nei, NJDOT
Gabriela Duncan
Glen Van Olden, NJ Farm Bureau
Grant Lucking
Jelena Lasko, NJDOT
John
Joseph Herrera
Katherine Fullerton, Hunterdon
Livecchib
Lyndsay Knight
Matt Baumgardner
Matt Brown
Max Carlson, Warren County
Megan Massey
Michael Swan, NJ Transit
Mirah Becker, Middlesex
Peter Kortright, Bergen County
Ruth Foster, NJDEP
Sharon Mascaro, NJSEA