



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  
Plan Implementation Committee  
Minutes of the Meeting Held on June 21, 2023  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the June 21, 2023 meeting of the New Jersey Plan Implementation Committee (PIC) order at 1:06 p.m.

**OPEN PUBLIC MEETINGS ACT**

It was announced that notice of the date, time, and place of the meeting has been given in accordance with the Open Public Meetings Act.

**ROLL CALL**

**Members Present**

Danielle Esser, Director of Governance, NJ Economic Development Authority (arrived 9:33 a.m.)  
Bruce Harris, Municipal member  
County Commissioner Director Shanel Robinson, Chair, County Member  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Department of Transportation

**Others Present through Video Conference**

See Attachment A

**PLEDGE OF ALLEGIANCE**

Chairwoman Robinson asked everyone to recite the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chairwoman Robinson asked for a motion to approve the minutes of the March 15, 2023 meeting. Bruce Harris made the motion; seconded by Danielle Esser. All were in favor. The March 15, 2023 minutes were approved.

Chairwoman Robinson asked for a motion to approve the minutes of the April 19, 2023 meeting. Bruce Harris made the motion; seconded by Danielle Esser. All were in favor. The April 19, 2023 minutes were approved.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson did not have comments.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro announced the Office of Planning Advocacy's participation in the 2023 NJ Planning and Redevelopment Conference. On Friday, OPE will be having a State Plan listening session in person. She encouraged members attending the conference to come and listen to the in-person session. Members of the State Planning Commission will be in the audience so they can either respond or just listen as we get prepared to start updating the state plan. It will be an exciting start to the public input process.

We have also set up an email address [stateplan.comments@sos.nj.gov](mailto:stateplan.comments@sos.nj.gov) for public comments that will be available on Friday. This email address has been created for anyone that wants to provide comments as we begin to update the plan.

## **NEW BUSINESS**

### **Map Amendment for Lakewood Township**

Director Rendeiro referred the presentation to Barry Ableman.

Barry proceeded to present the Map Amendment for Lakewood Township.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2023-0621/pic-materials-2023-0621-Lakewood-Biennial-Review-and-Map-Amendments-Memo-to-DR.pdf>

Director Rendeiro said as a summary, we are not recommending going forward on the first one that Barry referenced because of the environmental features that are on the site. DEP is in agreement with that. The second one, just adds to their current industrial node. We think that it makes sense to add that as part of the node and also propose node three if they're going to be using it for a solid waste transfer station. They need to look at whatever environmental impacts are there from the Public Works complex, but it's less of a sensitive use.

Director Rendeiro asked Mr. Ableman where the EMS station will be. Mr. Ableman responded by saying that he believe it is part of the site. The original one involved some kind of health issue but that's not on this EMS station.

Director Rendeiro confirmed that DEP supports nodes two and three.

Director Rendeiro asked when Lakewood plans on adopting by resolution the new PIA with the map.

Steve Reinman from Lakewood Twp. responded that they have informed the township committee they are hoping to get it at next month's meeting.

Director Rendeiro asked the commission members for any comments related to the presentation.

Commissioner Esser asked if DEP is comfortable with what is proposed today. Director Rendeiro responded by saying that yes. Originally, Lakewood had asked for three map amendments. We're putting forward the second and the third one. We're not recommending the first one.

With no further discussion or questions, Chairwoman Robinson asked for a motion to move the recommendations for the map amendment for Lakewood Township to the SPC. The motion was made by Danielle Esser and seconded by Bruce Harris. Chairwoman Robinson asked for a roll call vote: Ayes: (4) Danielle Esser, Susan Weber, Bruce Harris, and Chairwoman Robinson. Nays: (0) Abstains: (0). The recommendation for the map amendment of Lakewood Township to the SPC was approved.

### **Plan Endorsement Proposal for the Borough of Stone Harbor**

Director Rendeiro referred the presentation to Meghan Wren and said that we do have some differences with the DEP on this, but she will go through that as well.

Meghan proceeded to present the plan endorsement proposal for the Borough of Stone Harbor.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2023-0621/pic-materials-2023-0621-Recommendation-Report-PIC-SH-05-24-23.pdf>

Director Rendeiro said that Meghan did mention that DEP is not in favor of including what is called the backward L because there is some residential there and is in the 1% flood zone. She thinks that it is important to really keep residential out of harm's way but in the end, it was good to include as it is already built out and it's already in an area that is their central business district and it's important to support that. More importantly, Stone Harbor is very advanced in its resilience mitigation and they're doing many things to help ameliorate some of that risk.

Paul Kates, PE, PP from Stone Harbor said that one of the reasons why we really wanted to push to keep that residential included is actually the way it is zoned. The waterfront business district, which is all-encompassing that area was written to discourage residential homes and encourage commercial development. The ultimate goal is to redevelop those residential homes as commercial. Several of the homes already expressed interest. The Reeds have actually been attempting to purchase one of the homes adjacent to their property and there have been some other interests down further around on Third Avenue. They actually no longer permit new driveway openings for parking across in that area. Any new homes would require a variance to even meet the MLUL parking requirements due to the restrictions in the zone. We've made steps to limit the residential and encourage commercial growth which is the ultimate goal of that basin, especially that side and that's why we wanted to keep them in. We appreciate Meghan's support in fighting for that and we hope that it's helpful in the future.

Director Rendeiro asked Mr. Kates to talk about the mitigation activities.

Mr. Kates responded by saying that it's been about four years now, but we raised the bulkhead elevation to eight. Along with that ordinance, we did a survey of all the waterfront bulkheads throughout the entire town and we put them into four different groups based on their elevations. We've required every two years that a different elevation comes into effect that those beneath elevations have to come into compliance with the ordinance. We started with those below four which there was I think, five in the three and a half range, which when we're seeing nuisance in the area of four to five and a half or four to four and a half feet. Those little bulkheads were major contributors to localized flooding. We're currently in the third phase now, which are bulkheads between five and six feet. They're required to either raise them to the former code, which they can extend them to six and a half or if the home is sold or they're

reconstructing it, they're required to come up to the eight. In addressing those low lying bulkheads, we've done our best to fight back against the localized nuisance flooding. Meghan had mentioned, our ordinance, which now if the home is being reconstructed or substantially improved, not only are they required to elevate the structure but they're also required to elevate the lot to the property line with retaining walls up to a minimum elevation at six. We chose six, because looking at sea level rise across the next 100 years, if we put two feet of sea level rise on the current nuisance flooding of four to four and a half feet, we'll start to see that nuisance flooding in the six foot range. Our long term goal is to get the properties up, which would then allow us to raise the streets above those nuisance flood levels. Stone Harbor has made a lot of effort to be proactive and fighting sea level rise, and also flooding Borough wide.

Director Rendeiro asked Mr. Kates whether what Stone Harbor is doing that is a municipal responsibility is in a capital plan or a budget plan.

Mr. Kates responded by saying that yes, that is correct. One of the first things they did when addressing the low lying bulkheads were to look at all their own bulkheads. With all municipal lots and municipal construction, every efforts being made to increase elevation.

With no further discussion or questions Chairwoman Robinson asked for a motion to move the recommendation for Plan Endorsement Proposal for the Borough of Stone Harbor to the SPC. The motion was made by Danielle Esser and seconded by Shanel Robinson. Chairwoman Robinson asked for a roll call vote: Ayes: (4) Danielle Esser, Susan Weber, Bruce Harris and Chairwoman Robinson. Nays: (0). Abstains: (0). The recommendation for Plan Endorsement Proposal for the Borough of Stone Harbor to the SPC was approved.

#### **Plan Endorsement Proposal for the Borough of Wildwood Crest**

Director Rendeiro referred the presentation to Meghan Wren.

Meghan proceeded to present the plan endorsement proposal for the Borough of Wildwood Crest.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/2023-0621/pic-materials-2023-0621-Recommendation-Report-PIC-WWC-06-16-23.pdf>

Director Rendeiro said that the pier, which is the only area in Wildwood Crest that we disagree with DEP on, is that in order for it to get added to the sewer service area, there are a number of steps that Wildwood Crest has to go through in terms of DEP allowing that to happen. There are a number of questions that still remain open that we didn't want to hold up for a proposed endorsement. If they can't meet those thresholds, they would not go into the sewer service area and therefore, they would not be able to put those restrooms at that site. One thought was that we could leave it out and ask them to come back if they could meet the DEP thresholds. If they met all the criteria and they weren't in the center, then they wouldn't be able to put the restrooms there. We figured it was easier to bring it in now to get approval from the Commission and if they were able to meet those threshold items in the DEP process, then Wildwood Crest would not have to come back to the Commission to get a map amendment. There are still a number of hurdles that Wildwood Crest would have to go through in order to get that added in. We thought in order to make it a little bit easier for the Township, given that there is infrastructure that is not utilized right now that we thought the best approach to this would be at least make the recommendation to include it and then have them go through the regulatory process reach those hurdles.

Constance Mahon, Borough Administrator, Wildwood Crest said that she worked very closely with Meghan and wanted to thank everyone for their careful consideration in moving this to the State Planning Commission.

Commissioner Harris asked how long ago the structure was moved from the pier.

Ms. Mahon said it was in 2014. The fishing club closed. The lateral still exists there. We will be undergoing a beach dune construction there. The US Army Corps along with DEP coastal engineering will be constructing a linear dune across all of the Wildwoods which will cut right through that pier. That pier is part of the credit that was negotiated as part of our state aid agreement and it will be raised above the dune, the actual pier. When that happens, that bathroom area where the old fishing club used to be, we have plans to put in public restrooms. Currently, we have porta potties on our beaches, which are not very well received by our visitors and guests nor are they very well received by our residents. We would really like to put some free access there to the beaches, as well as bathrooms so that people can enjoy that pier. Some people don't like using the beaches, they would much prefer to sit on a pier or visit that way. We'd like to make that world-class amenity to have bathrooms if and when that pier is built, which we expect to be in 2025 to 2026.

Commissioner Harris thanked Ms. Mahon for her statement.

Director Rendeiro and Commissioner Harris added that it will enhance public access.

With no further discussion or questions, Chairwoman Robinson asked for a motion to move the recommendation for the Plan Endorsement Proposal for the Borough of Wildwood Crest to the SPC. The motion was made by Bruce Harris and seconded by Danielle Esser. Chairwoman Robinson asked for a roll call vote: Ayes: (4) Danielle Esser, Susan Weber, Bruce Harris, and Chairwoman Robinson. Nays: (0). Abstains: (0). The recommendation for Plan Endorsement Proposal for the Borough of Wildwood Crest to the SPC was approved.

Chairwoman Robinson thanked Meghan and congratulated the Borough of Wildwood Crest.

#### **ADJOURNMENT**

With no further comments from the Committee or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Danielle Esser, and seconded by Bruce Harris. All were in favor. The meeting was adjourned at 2:13 p.m.

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION  
PLAN IMPLEMENTATION COMMITTEE  
ATTENDEES  
JUNE 21, 2023**

Ruth Foster – NJDEP  
Joe Forte – DOS, SOS  
Co. Christian – Sayreville  
Anthony Soriano – Morris County  
Constance Mahon – BA, Wildwood Crest  
Jason Kasler – NJPO  
Daniel Waddell – PP, AICP, MCIP  
Robert Dare – P.P. Lakewood Twp.  
Paul Kates – Stone Harbor  
Larisa Paxton – Ocean County  
S. Reinman – Lakewood Twp.  
Don Cabrera – Mayor, Wildwood Crest  
Leslie Gimeo  
Harold Hensel