



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 July 20, 2022  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the July 20, 2022 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:30 a.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**

Bruce Harris, Municipal member  
County Commissioner Director Shanel Robinson, Chair, County Member  
Danielle Esser, Director of Governance, NJ Economic Development Authority  
Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection  
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of Community Affairs  
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 June 15, 2022 meeting. Bruce Harris made the motion; seconded by Sean Thompson. Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Sean Thompson, Shanel Robinson. Abstains: (0). The June 15, 2022 minutes were approved.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson did not have comments at this time. The Chairwoman referred to the Executive Director.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro said that last month, staff presented to the PIC and to the full commission, the presentation for Palmyra, but we held off on the recommendation because there was one item that needed clarification. We have since clarified that and as a result, the recommendation does not change. The recommendation remains the same for both the PIA as well as the map. Therefore, it is not necessary to bring it back to the PIC. We will remind everybody what the map looked like at the full SPC meeting and we will then be ready to recommend approval for Palmyra.

We are nearing the end of the public comment period for the warehouse guidance. Earlier this month, it was reported to the SPC that we had received 21 comments. We did get one more comment since then and it was again not substantive. We will then begin to prepare for approval at the full SPC the guidance. It is still open for another week and a half so we might get one or two more comments. At this point, there was really only one substantive comment and we will address that at the full SPC meeting. As you will recall in October, the PIC did have the public meeting. We had a number of comments and many of those were incorporated into the draft document that we have now.

Director Rendeiro moved to new business.

## **NEW BUSINESS**

### **RECOMMENDATION FOR PLAN ENDORSEMENT:**

**Stafford Township**  
**Delran Township**  
**Riverside Township**

Director Rendeiro referred for the Stafford presentation to Lisa.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/pic-materials-2022-0720-stafford-towship-presentation.pdf>

Director Rendeiro acknowledged Stafford's continued resilience planning. They are in a very vulnerable area. They have been proactive in terms of dealing with resiliency, which is why it has been a pleasure to work with them.

Greg Myhre, Mayor of Stafford Township said that he wants to thank everyone for reviewing the Township's submission. I know Matt von der Hayden and our administrators have worked extremely hard on this, on getting everything together. It has been a long road, I am glad we are here.

Matt von der Hayden, Township Administrator of Stafford Township recognized through Lisa's presentation, the amount of work that she has put into this and with Donna's help. Nick has been a great asset in listening to what our planning efforts have been. It does not happen without all of that help. As the Mayor said, there has been a lot of work put into it but without everyone's guidance here, we would not have been able to do it without everyone. We really appreciate it.

Mark Villinger, Planner for Ocean County said that they are happy to support Stafford in the process and happy to participate throughout, and glad that this is moving ahead. Thank you.

Matt von der Hayden, Township Administrator of Stafford Township added that Mark's help with getting maps together and guidance from a historical perspective from the county was much needed and appreciated. Thank you, Mark.

Chairwoman Robinson thanked Lisa for a well-thought-out presentation, even showing the milestones from the work that has been done since 2007 and moving forward. It looks like Stafford has a good forward path. Thank you.

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to move the recommendation with the conditional request for Plan Endorsement of the Township of Stafford to the SPC.

Commissioner Esser said that she missed the latter half of that presentation and asked what the conditional request was. Director Rendeiro responded that the only condition is that they are putting in front of the local governing body the PIA and the map to get formal approval on it on August 9, which would be after the SPC meeting. Therefore, as we have done with other municipalities, we have conditioned an SPC approval upon approval at the local level. She does not anticipate any concern with it not passing.

Matt von der Hayden, Township Administrator of Stafford Township said that it is helpful just to add that, unfortunately we only have like a limited number of meetings. In June, July and August we only do one meeting. Unfortunately, from the time we received the PIA to the time in July, we already missed our July meeting.

Director asked Mr. von der Hayden if he anticipates any concern with it not passing. Mr. von der Hayden responded that he does not.

Director Rendeiro said that we have approved an endorsement with this type of condition with previous municipalities as long as it is within 30 to 60 days of the SPC approval.

Mayor Myhre said that I do not see any concerns either for the passing.

Director Rendeiro asked if there is a motion to move this to the full SPC.

Bruce Harris made the motion; Nick Angarone seconded the motion. Chairwoman Robinson asked for a roll call vote: Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Sean Thompson, and Chairwoman Robinson.

Nays: (0). Abstains: (0). to move the recommendation for Plan Endorsement of Stafford Township to the SPC was approved.

Chairwoman Robinson thanked the group and congratulated Stafford. The PIC moved on to the presentation of Delran and Riverside.

Director Rendeiro referred for the Delran presentation to Meghan.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/pic-materials-2022-0720-Delran-PIC-Presentation-7-20-22.pdf>

Gary Catarambone, Mayor of Delran Township thanked the PIC. First, he thanked thank Meghan for helping them take a look at this, I think, like any of the towns that are being discussed today, we're a small town, we don't have a department for any of this. It has been very helpful and frankly, eye opening to see the 10,000-foot foot level. It will help us to plan forward. We are trying to be as aggressive as we can. Obviously, flooding directly impacts one section of our town, specifically and fortunately, we were just able to after 11 years of knocking on the door get the Army Corps of Engineers involved to take a look as well. We are hoping that they can shed some light on some of the issues. They are not so much looking at flooding, as they are with some of the protection from the Delaware River and the Rancocas Creek that meet in Delran. That is where we got our name. It is great that we have our Green Team; it is so active and it is helping us to attain some sustainability. However, the bottom line here is that we are certainly looking forward to being as proactive as we can. Again, I do not think e are going to have any issues with the township Council moving forward with the plan.

Director Rendeiro asked Joseph Bellina if he wanted to add any comments. Meghan did a very good job. Thank you. Of course, the Mayor captured it all.

Chairwoman Robinson started by thanking the Mayor and Meghan thank you for the presentation. Thank you again for another thoughtful project as you move forward. Are there any other commissioners who want to comment?

Director Rendeiro said that Tom Stanuikynas from the Burlington County Bridge Commission has also been instrumental. He was unable to join us today but he is with us in spirit.

Mayor Catarambone said that if I could just add that Tom also has been incredibly helpful and is a Delran resident. So not only has he been helpful in that way, but he is a constituent. I am especially proud of his work.

Director Rendeiro said that he has been great in this whole process with all the municipalities in Burlington County.

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to move the recommendation for Plan Endorsement of the Township of Delran to the SPC. Sean Thompson made the motion; Nick Angarone seconded the motion. With no further discussions or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Sean Thompson, and Chairwoman Robinson. Nays: (0). Abstains: (0). to move the recommendation for Plan Endorsement of Delran Township to the SPC was approved.

Chairwoman Robinson congratulated Delran and moved forward to the Riverside presentation.

Chairwoman Robinson referred for the Riverside presentation to Meghan.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/pic-materials-2022-0720-Riverside-PIC-Presentation-7-20-22.pdf>

Meghan Jack, Business Administrator of Riverside, good morning everyone. Thanked the PIC for having Riverside today. I, much like the Mayor of Delran, would like to thank both Megan and Tom. They have absolutely been instrumental in moving this process forward for us. We also had the fortune of timing where we just completed our master plan review. The master plan review and the state plan endorsement are running along the same track. It has really given us, especially post COVID, a good opportunity to evaluate the town and see how we want to and need to, move forward. With the assistance of the county and the endorsement of the State, we certainly will continue to hopefully move Riverside in the right direction. I would like to thank everybody that helped us and thank you all for your consideration today.

The Chairwoman referred to the presentation as another well-thought-out presentation and thanked Meghan for the presentation. She also thanked Meghan Jack for being with us and for making sure that Riverside is moving forward.

Commissioner Harris said that was a great presentation. The one thing he was wondering was why the township withdrew from the certification process for housing. That was just the first time he has seen something like that and most towns that he knows of are somehow involved in reaching a settlement.

Meghan Jack said that they could not come to an agreement at the time of the certification process. Both sides felt that it was appropriate to withdraw from the process at that time and revisit it later. I had mentioned to Meghan Wren in the discussions that we are on the lower end of affordable housing stock. Really, there was a discrepancy in what we felt a fair share obligation should be. We have diligently worked with our rehab obligation from previous rounds at the time. We were trying to put together a project that just did not come to fruition. We will be revisiting that. We do have a senior project that is hopefully coming online with Catholic Charities that will have an affordable component. For each of the development projects, we have actually only had one that has proceeded. There is an obligation for a set aside for affordable housing so that they are contributing to our affordable housing obligation when we can reach an agreement.

Director Rendeiro said there is an item in the PIA to address this issue.

Commissioner Harris said that it is in the PIA. I was just curious, just because I had not heard of a town that actually withdrew like that.

Meghan Jack confirmed that they did withdraw. It was funny when Mayor Catarambone said that Delran is a small town, it just rather makes me chuckle because compared to some of the other towns, it is small but Riverside compared to Delran is very small. We have the fortune that the triple towns, Riverside, Delanco, and Delran, have the advantage of a shared history, we have a lot of as Meghan had referenced some things you may think are in Riverside are actually in Delran. We do share some of the flooding issues that we are both diligently working toward along with Delanco. Riverside is very small it is very dense and our housing stock is low affordable. Even Fair Share looks at us a little bit differently than they do towns in our county such as Delran, Mount Laurel, and Morristown on those types of things. We came to kind of that conclusion and then as everybody knows COVID hit and everybody did nothing. We do recognize as part of our master plan review and as part of the conversation for State Plan Endorsement, that we do need to revisit, but it has been something that we have even thought about. We do not have the certification, it has been at the forefront and we have been working toward it.

Commissioner Harris said that I understand the difficulty. I was mayor of a town of about the same size. I

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to move the recommendation for Plan Endorsement of the Township of Riverside to the SPC. Sean Thompson made the motion; Nick Angarone seconded the motion. With no further discussions or questions, Chairwoman Robinson

asked for a roll call vote: Ayes: (6) Danielle Esser, Susan Weber, Bruce Harris, Nick Angarone, Sean Thompson, and Chairwoman Robinson. Nays: (0). Abstains: (0). to move the recommendation for Plan Endorsement of Riverside Township to the SPC was approved.

Chairwoman Robinson asked the Committee for a motion to open for public comment. The motion was made by Nick Angarone and seconded by Commissioner Harris. All were in favor.

With no comments from the public, Chairwoman Robinson asked the Committee for a motion to close the public comment. The motion was made by Nick Angarone and seconded by Sean Thompson. All were in favor.

## **ADJOURNMENT**

With no further comments from the Committee or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Bruce Harris and seconded by Nick Angarone. All were in favor. The meeting was adjourned at 10:37 a.m.

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION  
PLAN IMPLEMENTATION COMMITTEE  
ATTENDEES  
JULY 20, 2022**

Walter Lane – Planning Director, Somerset County  
Mark Villinger – Ocean County  
Jelena Lasko – NJDOT  
Ruth Foster – NJDEP  
David DuMont - NJDEP  
Rachel D. - NJDA  
Jonathan Sternesky - HMFA  
Christian Onuoha - Councilman, Sayreville  
Matt Baumgardner - NJDEP  
Wendy Mitchell - Delran Twp.  
Gary Catrambone - Mayor, Delran Twp.  
Joshep B. Henderson - Bus. Adm., Delran Twp.  
Greg Myhre - Mayor, Stafford Twp.  
Rachell Giditto - Stafford Twp.  
Matt von der Hayden - Twp. Adm., Stafford Twp.  
Meghan Jack - Bus. Adm., Riverside Twp.  
Stephanie  
A. Soriano  
Kim Moore  
Keith Henderson