



## *State of New Jersey*

DEPARTMENT OF STATE  
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PHILIP D. MURPHY  
*Governor*

SHEILA Y. OLIVER  
*Lt. Governor*

TAHESHA WAY  
*Secretary of State*

DONNA A. RENDEIRO  
*Executive Director*

### **New Jersey State Planning Commission Plan Implementation Committee Minutes of the Meeting Held on May 18, 2022 Zoom Video Conference**

#### **CALL TO ORDER**

Chairwoman Robinson called the May 18, 2022 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:34 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  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Department of Transportation

#### **Others Present through Video conference**

See Attachment A

#### **PLEDGE OF ALLEGIANCE**

Commissioner Esser asked everyone to recite the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chairwoman Robinson asked for a motion to approve the Minutes of the April 20, 2022 meeting. Danielle Esser made the motion; seconded by Bruce Harris. Ayes: (3) Danielle Esser, Susan Weber, Bruce Harris. Abstains: (1) Shanel Robinson. The April 20, 2022 minutes were approved.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson thanked everyone for their diligence in moving the items forward.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro said that we talked at the last meeting about a proposal for the center extension recommendation; it was an informal discussion. At this point, we are looking to present to you the formal recommendation going through the major points. When the Governor executed Executive Order 292 within paragraph six, it allows for rulemaking bodies such as the State Planning Commission to amend his statement in the Executive Order that extended any extension indefinitely or without an end date at this point. As you will recall, Executive Order 292 eliminated the public health emergency but kept the state of emergency in place. There are two separate declarations. As a result of discussions with the Administration, my proposal would be to terminate those center designations where we have received written notifications of their intent not to pursue plan endorsement sooner rather than later. If this goes to the Commission, and the Commission approves it at their June meeting, then those 22 municipalities (and by the way, that number is subject to change, and I will explain that in a minute), will expire on July 1; the remaining municipalities will expire March 31, 2023.

We talked about the historical communication at the last meeting. I had sent four formal letters and our planners are in discussion with many of these municipalities. They have reached out to them on numerous occasions to talk about the status. The municipalities fall into three categories, those that we have received written confirmation from that they are not pursuing endorsement; those that we have not heard from or have not told us either way, it's been silent from that perspective; and those that we're working in good faith with, the vast majority fall into that category. At the moment, there are 22 municipalities that we have identified as having sent written confirmation, but before we send the letters, we are going back into our records, because some of the records are very old. We have confirmed that we have written documentation from 19 of those 22. If we cannot find those written confirmations, then those will go to the second category. That is one of the reasons that number might change. The other reason is that I am proposing that right after this meeting, these letters go out, informing every municipality that the intention is to make this proposal to the full Commission on June 1. If in response, they change their mind or want something different than what we believe is their status, they need to let us know. That is the other reason these numbers could change.

The second category is those who have not responded, we have not heard anything, we have heard verbally, or we have not heard anything at all. The text of all of these letters was in your documentation. The vast majority of 45 or so are in some stage of meaningful engagement in pursuing endorsement, they would get a letter informing them of the March 31 date. We believe most, if not all, can get through by March 31. What has changed from the last meeting was that my original proposal said the expiration I was proposing was to be December 31. There was a lot of discussion around state agency capacity to get everything through the process by the 31. I thought it was appropriate to move it to March 31, to give a little bit more breathing room. As a result, the proposal is that after this meeting, we will send via certified mail (that was one concern from Sean Thompson), we will send to the mayors, copy the planners and the municipal contact, and copy the state agencies, particularly DCA, DEP, and DOT. If there is any other appropriate agency, we would add that for each unique municipality, send those letters indicating that the proposal is anticipated to go to the June meeting. That gives them time to receive the letter, let us know if there are any concerns or issues.

When we present to the State Planning Commission in June, we will put forth a resolution that will authorize the modification of the extension. We, as a result of the authority in the original Executive Order 103, were given the authority to extend and we did that via a Resolution 2020-07. We are basically modifying that extension. That is the legal terminology that we are using. The resolution will modify that extension to have the two dates that I spoke of earlier – July 1 for those that we have heard from and March 31, 2023, for everybody else. It will also authorize the notification that needs to be placed in the New Jersey Register. It will allow us to do all administrative functions related to that.

The language for the Notice, as well as the Resolution, is currently under legal review. I anticipate that we will have it in time for the June meeting. If not, everything will be delayed 30 days. I do not anticipate delaying the March 31 date but I would move the July 1 date to August 1 just to give enough notice time. It has been prepared in connection with our DAG and it needs to be reviewed by the Administration's COVID legal team. Once we get that, this whole proposal as well as the Resolution and the Notice will be forwarded to the full Commission for potential recommended action. Commissioner Harris suggested I changed the title of the exhibits. Municipalities with center designations that will expire on whatever date it is in the title; there will be three exhibits to the Resolution. The first will be municipalities with center designations that will expire on July 1; Exhibit B will be municipalities with center designations that will expire on March 31, 2023. The third exhibit will be the Notice that will be published in the New Jersey Register. In your packet is the list of municipalities. Please understand that those municipalities are subject to change for the reasons that I mentioned previously.

Director Rendeiro asked for any questions or comments from the members.

Commissioner Esser asked if the expiration date of June 30, 2020, is the right date. Director Rendeiro responded that the June 30, 2020 date was the original extension that the Commission approved in 2019. Before that extension, there were all the permit extension rules. The June 30 date was resolved by the Commission and it was noticed in the New Jersey Register in 2019, making the end date of these 94 municipalities June 30, 2020. We started from that baseline.

Commissioner Esser asked to have the list numbered instead of bulleted. The Director agreed to do so.

Commissioner Esser asked if we are recommending changing Exhibit A, from July to August. The Director responded that the only reason the date would change to August 1 would be if there were some delay in bringing the proposal to the full Commission at the June meeting.

Commissioner Esser asked if are these three separate resolutions or one resolution with three actions? Director Rendeiro responded that there would be one resolution with two actions. One that modifies the previous extension for the two separate dates; the second action in the resolution will be the authorization to publish in the New Jersey Register. The third action will be to take any other administrative actions needed to allow me to have the authorization to affect the resolution, which is standard boilerplate language.

Commissioner Harris asked about the quote from the Executive Order. The clause that starts with, "except that any administrative orders, directive for waiver extended pursuant to Executive Order Number 281..." Is that relevant at all to this action? Director Rendeiro responded that no, that is in there because that is the whole paragraph.

With no further comments from the members of the Committee, Chairwoman Robinson asked for a motion to move the center extension proposal to the SPC, Bruce Harris made the motion, and Danielle Esser seconded the motion. With no further discussions or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (4) Danielle Esser, Susan Weber, Bruce Harris, and Chairwoman Robinson. Nays: (0). Abstains: (0). to move the center extension proposal to the SPC was approved.

## **NEW BUSINESS**

### **Status of Burlington County Regional Endorsement Process**

Director Rendeiro began by saying that this is a status report and we will not require any action on this part.

Director Rendeiro said that this is informational. We are working with 12 Burlington County municipalities, in anticipation of those municipalities individually receiving endorsement but also receiving the first regional endorsement that we are able to do. The Director thanked Meghan Wren and Lisa Avichal from OPA, Tom Stanuikynas from the Burlington County Bridge Commission, the NJDEP, and our other state agency partners. This is a massive effort. We are looking to endorse 12 municipalities and then do a regional endorsement for the Route 130 corridor. We believe that we will be able to bring the first three municipalities for endorsement next month to the PIC and then on to the SPC. We thought we would give you a status so you would have a baseline knowledge of where we sit. We went through thoughts about how to present the communities between bringing all 12 at once and grouping them. As you know, each municipality works at different paces. We did want to hold up the ones that were moving along faster for the ones that needed a little more time. We thought of breaking it up between north of the Rancocas and south of the Rancocas. Then we further broke it up into primarily groups of three, partly because those groups are moving faster than the others are. It is also a lot easier for this body and the full SPC to review them in smaller groups.

Meghan and Lisa are going to present where we are at so that you have a good baseline understanding. When we start bringing towns to you, you are going to understand the amount of work that goes into this effort.

Director Rendeiro referred the presentation to Meghan and Lisa.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/pic-materials-2022-0518-burlington-rt130-corridor-regional-pe-status.pdf>

Tom Stanuikynas from the Burlington County Bridge Commission said thank you to Meghan, Donna, and Lisa, for helping us through the process and keeping us on track and organized. As Meghan said, it has been a long process. We had our kickoff meeting on March 10, 2020, all ready to go. Then the next day, the NBA canceled the basketball season. All of the state county and municipal offices closed down. A few months later, our executive director retired. Then a few municipal elections later, things changed again. We picked up steam and we have gained momentum. As Meghan and Lisa said, we have many meetings coming up, they have all been great, and we have had a lot of turnout. The thing that I thought was really neat was when we were getting the towns together and while we were setting up to have the mayors and the business administrators from different townships and municipalities, start talking to each other about things that they had in common. Things that they saw recently, or went to a meeting maybe another mayor didn't go to, have side conversations, and organically coming up with ideas that were beneficial for everybody in the room, I thought was really exciting. As Meghan and Lisa said, we have a couple of meetings this week. We definitely see progress and we are looking forward to crossing the finish line.

Director Rendeiro said that we talk about the mapping as if it is something that just happens; the mapping is in some aspects the most difficult piece to put together. Naomi is relatively new to this group and she has done a yeoman's job not only in the Burlington County area but also in everything that we do. I do not give her enough credit; she has really picked up a lot of knowledge and expertise without skipping a beat.

Director Rendeiro said that this is so illustrative of how important and what a critical role the county can play in this. I know that County Commissioner and Walter get it. As they said, without the County's involvement, without

Tom doing a lot of the work, he really made the lift for municipalities much lighter. It just shows that with County assistance, we can really take this regional endorsement concept to really a much higher level.

Commissioner Esser asked if this power point would be available to the communities. Director Rendeiro responded that yes.

Director Rendeiro said that the first three that we anticipate that will come for a recommendation for endorsement are the bottom three, the Riverton, Cinnaminson, and Palmyra. There were seven municipalities that are north of the Rancocas and five that are south of the Rancocas. We are moving Delanco to be as part of Riverside and Delran because they were just ready and we did not want to hold them up just because of their geographic location.

Commissioner Esser asked if these are the original 12 that were in the original endorsement. The Director responded yes.

Commissioner Esser asked if there are any other towns that wanted to come in. The Director responded that a discussion with Mansfield was held but we are not sure whether they want to come in. What we anticipate is to endorse the 12 municipalities individually, then endorse the Regional Route 130 Corridor. If Mansfield decides to come in, they would have to be endorsed individually, and then we have to do a recommendation to include them in the regional piece. I have not heard of anybody else that we have had discussions with.

Commissioner Esser said that she lives in Bordentown Township, which is on the Route 130 corridor, and is just noticing that this stops in Florence. I am just wondering if there was a reason why it did not go all the way up to the northernmost part of Burlington County. If there was any sort of outreach to all the municipalities along the Corridor. I would just remark that it is pretty amazing that this was originally the first regional plan endorsement in 1999 and there have been many changes in the district and the state, in terms of development and it is really great.

Commissioner Esser asked if Chesterfield was in here. Director Rendeiro responded that Chesterfield is one of those that are not likely to pursue the additional center designation. Commissioner Esser said that I know that they did the TDR. Most of these are developed communities, this is not going to be a lot of preservation and TDR type but it is more about sharing resources and planning for transportation. The Director said that there is also a fair amount of redevelopment.

Commissioner Esser said she thinks it is really great that they are working together. I do not know if the light rail was even there when this endorsement was done. This may have had a big impact on all these, especially the river communities. I think it is a great opportunity. It is really serving as a model for other parts of the state to say that the county is taking ownership and taking the lead in assisting municipalities and helping to usher them along because a lot of them may not have the resources to do this on their own. Tom, hats off to you and to the county for your leadership. If you want to extend offers to any municipalities to participate.

Director Rendeiro said that we could always amend the regional endorsement if anybody wants to come in.

Commissioner Esser said I am not speaking on behalf of any town. I would need to recuse myself if Bordentown comes in. I am just asking a question as a member of the public. I thank you for that detail.

Tom Stanukynas from the Burlington County Bridge Commission said that when we do our economic development marketing, we do a river route region marketing plan and we look at all 16 municipalities on the River Line. These 12 went through the original plan endorsement in 1999. We went with them first, but the other four the two Bordentowns, Fieldsboro and Mansfield maybe that could be our next and that would be great. Just a really quick comment on what you said. The 1999 plan looked at the River Line that was to come in 2004 and the turnpike interchange at Route 130 really started to plan land-use decisions and recommendations to look forward to the river line and the new turnpike interchange to come. It was really kind of looked at in the future and set the stage for those improvements along the corridor.

Walter Lane, Planners Association, Somerset County, echoed Donna's comments that this is a great example of what counties can do. Tom is on the County Planners Association Executive Committee and that is just another example of what value he provides.

#### **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 10:22 a.m.

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION  
PLAN IMPLEMENTATION COMMITTEE  
ATTENDEES  
MAY 18, 2022**

Walter Lane – Planning Director, Somerset County  
Tom Stanukynas – BCBC  
Sudhir Joshi – NJDOT  
Mark Villinger – Ocean County  
Jelena Lasko – NJDOT  
Ruth Foster – NJDEP  
Meg Cavanagh - NJDEP  
Rachel D. - NJDA  
A. Soriano