



State of New Jersey

DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
PO Box 820
TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, Ph.D.
Director

KIM GUADAGNO
Lieutenant Governor

**New Jersey State Planning Commission
Minutes of the Meeting Held on April 30, 2012
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

John Eskilson, Vice Chair, called the April 30, 2012 meeting of the New Jersey State Planning Commission (SPC) to order at 10:06 a.m.

OPEN PUBLIC MEETINGS ACT

Vice-Chair Eskilson 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

Kenneth Albert, Public Member

John Eskilson, Public Member

Monique Purcell, Designee for Douglas Fisher, Secretary, Department of Agriculture

Melissa Orsen, Designee for Lt. Governor Kim Guadagno, Department of State

Joyce Paul, Designee for Richard Constable, Acting Commissioner, Department of Community Affairs

Shing-Fu Hsueh, Mayor, West Windsor, Public Member

Marc Larkins, Chief Executive Officer, Schools Development Authority

Marilyn Lennon, Designee for Bob Martin, Commissioner, Department of Environmental Protection

Andy Swords, Designee for James Simpson, Commissioner, Department of Transportation

Members Not Present

Caren Franzini, Chief Executive Officer, NJ Economic Development Authority
Edward McKenna, Chairman, Public Member
Thomas Michnewicz, Public Member

Others Present

(See Attachment A)

PLEDGE OF ALLGIANCE

Vice Chair Eskilson asked everyone to stand for the Pledge of Allegiance.

APPROVAL OF MINUTES

Vice Chair Eskilson asked for a motion to approve the minutes of the March 21, 2012 meeting. Commissioner Purcell made the motion and it was seconded by Commissioner Hsueh. There were no discussions, comments or changes. All were in favor, no opposed or abstentions. The minutes for March 21, 2012 were approved.

CHAIR'S COMMENTS

Vice Chair Eskilson had no comments at this time.

DIRECTOR'S REPORT

Director Scharfenberger reported that since the last Commission meeting, the office had worked exhaustively on reviewing the public comments and revising the draft Final State Strategic Plan. He explained that the testimony at the public hearings and the written public comments received fell into four main groups: Group 1- State agencies, Counties and Local Government, Commissions, and Education-based Institutions (30 comments received); Group 2 – Planning Entities, Associations, Commissions and Coalitions (24 comments received); Group 3 – Environmental, Agricultural and Conservation Groups (191 comments received); and Group 4 Citizens (60 comments received).

In addition, to revising the draft Final SSP, Director Scharfenberger and Deputy Director Kennedy continued to present the draft Final SSP in a number of public venues around the State.

Director Scharfenberger reported that the Steering Committee had met for the third time. The topics covered included a review of the public hearings and final adoption schedule, an overview of the public comments received to date, and review and discussion of the draft Guidance Document for Agency Strategic Plans.

The Development Opportunities Interagency Team (DOIT) hosted a presentation by Somers Point in Atlantic County for assistance with planning and implementation. The City is undergoing a Master Plan rewrite with a desire to increase tourism and growth to their economic base. Some of the projects discussed included renovations to the marina,

revitalizing the downtown area and converting a historic warehouse into a cultural arts center.

OPA staff also attended a ribbon cutting ceremony for the new total Turf Sports Complex in Mantua Township, a successful project overseen by the Brownfields Redevelopment Interagency Team (BRIT) which OPA oversees.

Director Scharfenberger reported that with the significant number of public comments, combined with the substantive changes to the original draft SSP, the staff was working to be certain that all relevant concerns are addressed and the Plan meets the requirements of the State Planning Act. He noted that the Administration continues its commitment to economic growth, critical resource preservation and sound planning through the State Strategic Plan. Director Scharfenberger further noted that with more than 10 years having lapsed since the last State Plan, the Administration wanted to proceed cautiously to ensure that the residents of New Jersey have the best, most effective State Plan to help guide New Jersey's development destiny. Director Scharfenberger explained that there would be an additional public hearing.

Lastly, Director Scharfenberger thanked the members of the Commission, the Administration and the State agencies for all their support, assistance and guidance during the process. He also acknowledged the hundreds of residents and organizations who took the time to attend the hearings and provide written comments.

Vice Chair Eskilson commented that he had the opportunity to discuss some of the changes that were being contemplated with the OPA staff and feels that the delay is justified. He further noted that the OPA has taken to heart the comments received and are working to address those comments.

Vice Chair asked for questions or comments from the Commission with respect to the Director's Report. There were no questions or comments from the Commission on the Director's Report.

NEW BUSINESS

City of Asbury Park 2012 Biennial Monitoring Report – Karl Hartkopf, OPA

Mr. Hartkopf invited Don Sammet, Asbury Park Director of Planning to discuss Asbury Park's biennial review. Mr. Hartkopf noted that the City had completed the specific items listed on the Planning and Implementation Agenda and were currently addressing the on-going items.

Mr. Sammet reported on the City's progress over the past seven years by comparing where the City was seven years ago to where it was today. Mr. Sammet highlighted specific areas such as Springwood Avenue, a historic thoroughfare. The area is now part of an award winning redevelopment plan and was currently being implemented. The area was also designated as a Brownfields Development Area (BDA). Funds from the BDA program and the Hazardous Discharge Site Remediation Fund (HDSRF) were used to complete environmental investigations and cleanup.

The city also invested \$9 million in the Springwood Avenue area resulting in new utility infrastructure with upgrades to gas, phone, waterlines, storm water and sanitary. The area

had not received any significant attention in decades.

Two grants were received from Monmouth County for land acquisition and to cover partial costs for the construction of a new park in the Springwood Avenue area. Across from the park there is a redevelopment project, opening its doors next month, which is a partnership between a non-profit developer and the City. The project will house new commercial space, a new senior citizen center and eight affordable rental units. Mr. Sammet noted that this particular project was brought before the BRIT and used HDSRF funds. In addition, through a settlement with the redeveloper of a failed redevelopment project, the City was able to obtain the title to vacant land on the avenue and currently has a request for qualifications out for the property with a deadline of June 1.

There was a stalled redevelopment project in the southwest quadrant of the City that called for the property acquisition of two full blocks of land. The City rethought that policy and alternatively rezoned the area to allow for the development of undersized lots. The City then partnered with three not-for-profit housing developers resulting in 21 new affordable homes in the area.

Mr. Sammet explained that the downtown is a thriving night spot with a number of restaurants and bars resulting in the downtown being jam-packed on the weekends. There are also close to 300 new residential units in the downtown. The City has a strong foundation in the arts, especially music, and was actively promoting the arts. The City has a committee that reviews murals, public art is going up all over the town, and there is a street performer's ordinance. The City invested \$5 million on infrastructure in the downtown for storm water, sanitary, and sewer with increased capacity thereby allowing for additional development.

In the past, parking had been an issue on Cookman Avenue due to the lack of a Parking Management Plan. Mr. Sammet explained that in 2007, there was no parking utility and no parking revenue coming in to the City. In 2011, the City brought in \$1.1 million in parking revenue, an indication of not only better management, but also an indication of the progress the City has made.

Mr. Sammet noted that Main Street had a number of rundown shops. Today, Main Street is a community center with a number Latino owned businesses. The City is finding that Main Street now draws customers and clients from all corners of the City.

The City partnered with the Housing Authority, a partnership that didn't exist seven years ago, and has drafted the Washington Avenue Redevelopment Plan.

Mr. Sammet explained that seven years ago the waterfront had four vacant pavilions. Today, the pavilions are fully renovated and occupied with restaurants, retail shops, sundries, and green spaces between the pavilions. The Convention Hall is undergoing a multi-million dollar renovation with oversight by the State Historic Preservation Office and the NJ Historic Trust.

The power plant building is undergoing asbestos remediation and the installation of a new roof, the casino building is receiving a new roof, and this year 28 new townhomes will be built. The City is also investing millions of dollars on beatification projects along the waterfront.

Mr. Sammet noted that an indication of the waterfront's success and City's success was reflected in beach revenues. In 2002, the City's total beach revenue was \$73,000 and in 2011, it was \$890,000, with only a nominal increase in the beach fees.

Mr. Sammet explained that the City was thinking green by installing new LED lighting on the boardwalk. The City is a sustainable New Jersey community, and was currently drafting a set of green building guidelines. The City has adopted a new master plan, and was in the process of updating zoning ordinances.

On the transportation side of their planning, the City received a \$180,000 grant for physical improvements to its transportation center, which is a multi-transportation hub. The City is working with the county and other Monmouth County municipalities on the Shore Link Shuttle, a seasonal shuttle that made its debut last year. The shuttle provides mass transit access through the shore communities. The City has been taking a comprehensive look at transportation through different studies and plans. These studies and plans have been used to inform the City as they work on redevelopment plans and other planning initiatives, such as a new bike lane from Deal Lake in the north all the way to the transportation center.

In closing, Mr. Sammet thanked the Commission and the State agencies stating that without their help the City would not have been able to accomplish all it has since endorsement.

Vice Chair Eskilson thanked Mr. Sammet and noted his encouragement that despite the economic downturn that Asbury Park was still making progress.

Vice Chair Eskilson asked for questions or comments from the Commission.

Commissioner Purcell congratulated Asbury Park on their progress.

Mr. Hartkopf noted that additional information on Asbury Park's Biennial Report could be found on the OPA website and that no action was necessary on behalf of the SPC at this time.

Resolution No. 2012-02 Authorizing an Amendment to the State Plan Policy Map in Galloway Township

Kate Meade provided a brief overview of the procedures for the Commission to initiate a map change to the State Plan Policy Map. Ms. Meade explained that in the case of Galloway Township new information had been received regarding the parcel in question. She noted that the new information included a field verified Letter of Interpretation (LOI). The LOI changed the original assumptions that were used when the map determination was made in 2001. Based on the State Planning Rules, which allow for the Commission to initiate map changes, a public hearing was scheduled and notice provided in accordance to the rules, which included notice to the property owners and any property owner within 200 feet of the proposed change. A map amendment Justification Report and associated materials were prepared, distributed and posted on the OPA website in addition to being available for public review at the office.

Ms. Meade explained that a public hearing was held on March 27, 2012 with several individuals attending. However, no one provided comments at that time. In addition to the hearing, the public could comment in writing. No written public comments were received.

Ms. Meade explained that Galloway Township was half in the Pinelands and half under the authority of the Coastal Area Facilities Review Act (CAFRA). Galloway Township went through the center designation process in 2001 and a center was designated over Planning Area 2 and Planning Area 5. The Permit Extension Act of 2008, reverted the Planning Area 5 portion of the center back to an Environmentally Sensitive Planning Area essentially lifting the center designation from the Planning Area 5 portion of the designation. Ms. Meade explained that the initial assumption for the Planning Area 5 designation was due to possible wetlands. Since the original designation, Ms. Meade explained that the DEP has issued a LOI verifying that there were no wetlands within the parcel. She further noted that the site was not in a riparian zone; there were no threatened or endangered species, and it was not a natural heritage priority site.

Ms. Meade explained that should the Commission decide to adopt the proposed amendment, OPA would be providing notice to the New Jersey Register and the DEP would also need to provide notice because the proposed area was within CAFRA.

The Office for Planning Advocacy's recommendation to the Commission was to adopt Resolution 2012-02 and authorize the proposed map amendment in Galloway Township.

Vice Chair Eskilson asked for questions or comments from the Commission.

Commissioner Purcell asked for clarification as to how the Permit Extension Act changed the center boundary. Ms. Meade responded that centers in Planning Areas 4b and 5 were only extended, if they were in PA1, 2 or 3 or 4. The centers with an underlying Planning Area 4b or 5 were cut back by the Permit Extension Act.

Vice Chair Eskilson opened the floor to the public on the Galloway Township matter. There were not comments at this time.

Vice Chair Eskilson asked for a motion on Resolution No. 2012-02 Authorizing an Amendment to the State Plan Policy Map in Galloway Township. Commissioner Lennon made the motion and it was seconded by Commissioner Purcell. Vice Chair Eskilson asked for a roll call. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Melissa Orsen, Joyce Paul, Shing-Fu Hsueh, Marc Larkins, Marilyn Lennon, Andy Swords. Nays: (0). Abstains (0).

Resolution No. 2012-03 Authorizing a Memorandum of Understanding and Action Plan between the Regional Center Partnership of Somerset County, Inc. and the State Planning Commission and the Interim Regional Center – Barry Ableman, OPA

Mr. Ableman explained that the Commission had before them a resolution asking them to authorize changes and amendments to the Somerset Regional Center boundary. He noted that through the Permit Extension Act the regional center was brought back and in doing so the boundary was changed due to environmentally sensitive areas within the regional center. He explained that through negotiations with the Somerset Regional Partnership and the municipalities within the Partnership a new boundary was created, including some of the environmentally sensitive area as well as changing the boundary in other areas. Mr. Ableman, noted that the resolution included a Memorandum of Understanding between the Partnership and the Commission along with an Action Plan of items that would need to be completed to achieve Plan Endorsement.

Bob Bzik, Planning Director Somerset County thanked Director Scharfenberger and the OPA staff for continuing to work with the Regional Center Partnership and its municipalities, (Raritan Borough, Somerville Borough, Bridgewater), and county government to advance the Plan Endorsement process. Mr. Bzik noted that the county was very proud of the work that the Regional Center Partnership has undertaken since 1999, being the first tri-municipal regional center that was designated by the SPC. Some of the Partnership's highlights include an award winning vision plan, a series of special planning retreats, the creation of a regional center strategic plan, work on planning elements involving pedestrian and bikeway paths, neighborhood traffic calming, and the Raritan River and Petersburg Greenway Plan. Mr. Bzik also noted four major redevelopment projects: the groundbreaking for a World Class Shoprite in Somerville and a major residential project within walking distance of the Somerville Train Station. In Raritan, there was the construction of a large scale residential project within walking distance of the Raritan Train Station. In Bridgewater, the municipal complex has been redeveloped according to LEED standards. Neighborhood based planning has also been done within the regional center.

Lastly, Mr. Bzik thanked OPA planner Barry Ableman and Director Scharfenberger for their continued support. He also noted that the Somerset Regional Center Partnership would continue to make a good faith effort to address the outstanding items for Plan Endorsement.

Vice Chair Eskilson asked for questions or comments from the Commission.

Commissioner Purcell congratulated Mr. Bzik and the Partnership for the great work they have done over the years.

Mr. Bzik commented that after designation was received in 1999, the municipalities involved created the Partnership, a separate non-profit entity, and were able to pull together planning resources from the three towns, county government and to include private sector participation. He noted that the Partnership had made a big difference in terms of the advancements achieved and felt it could serve as a model for other parts of the State that are dealing with inter-municipal issues as complex as those in Somerset County.

Vice Chair Eskilson opened the floor to public comment on the Somerset Regional Center matter. There were no public comments at this time.

Vice Chair Eskilson asked for a motion on Resolution No. 2012-03 Authorizing a Memorandum of Understanding and Action Plan between the Regional Center Partnership of Somerset County, Inc. and the State Planning Commission and the Interim Regional Center. Commissioner Purcell made the motion and it was seconded by Commissioner Albert. Vice Chair Eskilson asked for a roll call. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Melissa Orsen, Joyce Paul, Shing-Fu Hsueh, Marc Larkins, Marilyn Lennon, Andy Swords. Nays: (0). Abstains (0).

PUBLIC COMMENTS

Chris Sturm, New Jersey Future expressed New Jersey Future's disappointment that the Commission was not voting to adopt the draft Final State Strategic Plan (SSP). She noted that New Jersey Future feels that New Jersey needs the SSP in order to compete with other

States and that time was of the essence in adopting the SSP. Ms. Sturm explained that she was recently at a planning conference in NY which reinforced the belief that the SSP was exactly what New Jersey needed. She noted that NJ was lagging the region in employment growth. She acknowledged that the State had done a number of things to improve the business climate such as changing taxes, cutting red tape, and increased marketing but it was not enough to be just business friendly. The State needs to ensure that it can offer vibrant cities, a great quality of life and a healthy environment in order to attract knowledge workers. Ms. Sturm also noted that other cities, states and regions were identifying industries that have the greatest potential to thrive and create jobs and New Jersey should be doing that as well. The State should figure out exactly what infrastructure investments should be targeted in order to attract and keep industries within the State. She noted that in order for New Jersey to compete it needs to do exactly what was laid out in the SSP.

Ms. Sturm asked for clarification on the process going forward. Deputy Attorney General Don Palombi responded that the intention was that the SPC would hold an additional public hearing, by which it would follow the statutory process in the State Planning Rules and State Planning Act.

Mr. Sturm noted that it was her understanding that by statute the SPC has to adopt the SSP within 60-days, but under the State Planning Rules the SPC must wait at least 30-days from the date of the last public hearing. She recommended that the SPC be aggressive and to schedule a meeting after the 30-days rather than waiting the full 60-days to adopt the SSP.

Director Scharfenberger explained that the administration has been very supportive and reiterated their support for the SSP.

Ms. Sturm questioned when the public hearing would be scheduled. Director Scharfenberger responded that a date had not yet been discussed. However, notice of the hearing would be done in accordance with the statute thereby providing the 30-day advance notice of the hearing, then the 30-day public comment period and the adoption within 60-days.

Don Walker, resident, expressed his opposition to the plan as currently formulated in the draft SSP. He noted that he attended the Morris Frelinghuysen Arboretum hearing and spoke with Director Scharfenberger and other OPA staff whom indicated that the SSP was not Agenda 21. Mr. Walker explained that he studied the SSP, as laid out, and the similarities to the Agenda 21 Plan were stunning with respect to smart growth, sustainable communities, creating healthy communities, affordable housing, innovation corridors, and channeling growth to developed areas. He specifically, noted that on page 28 of the SSP says "Planning authority also takes place at government levels above the State authority." and that was Agenda 21. He noted that the next paragraph even talks about coordinating with the federal Environmental Protection Agency (EPA).

Mr. Walker noted that he has spoken with his local senators, several assembly people and his freeholders and understands the need for planning. He feels that the extent of planning in the SSP is central planning. He also feels that the board created is an unaccountable and unelected board; it was created by Executive Order thereby being dictatorial.

Next, Mr. Walker noted that he felt the SSP falls under a portion of the taking clause because

it takes a portion of a property owner's property by taking the value away from the property owners. He explained that the taking clause in the Constitution was for public use with market value compensation for the taking. He noted that when arbitrary restrictions are placed on people's property it destroys the value. Lastly, he noted that if there was a central board with so much power, he would put his house back on the market again because he would not be able to live in New Jersey under the circumstances.

Vice Chair Eskilson, thanked Mr. Walker for his comments and explained that the he has had conversations with Director Scharfenberger and Deputy Director Kennedy and the issue of private property rights was being addressed head on in the revisions to the draft Final SSP. He noted that the revisions may not meet all expectations, but the issues were being addressed.

George Moken, Morris Township expressed that it was difficult to comment on the New Jersey Development and Redevelopment Plan since it was being redrafted. He commented that one could only hope, that the top down steering committee had been eliminated and the power over the people's lives returned to the people. One can hope that the revised draft will be even handed and that all of the State can be developed not just the emphasis of the revitalization of urban areas, a true United Nations Agenda 21 plan. He noted that these were hopes and hoped the people were going to be allowed to be heard. Mr. Moken noted that the Commission could say they held the public hearings, accepted written comments and check off the accomplished tasks. He questioned why there were only the minimum hearings held, when the first plan held 21 public hearings, one in each county. He indicated there was a disregard for the people and it was clear by how the hearings were conducted, no microphones, no one could hear the State officials, or their fellow citizens, no time for questions and answers, and no time for the people to understand what the State was doing to the people. Mr. Moken also noted that written questions had not been responded to. Comments from his County Board of Freeholders had been responded to only to say "received." He also expressed his concern that there were a number of allotted days for special interest groups called "stakeholders", but the time was limited for the most important stakeholder, the people who will pay for the plan with dollars and resources. He asked that the people be allowed to be heard and that a public hearing be held in each county.

Mr. Moken commented on Director Scharfenberger's comments regarding the fact that the office had received a number of "robo" emails regarding the draft Final SSP. He explained that that the "robo" emails were from individual people using the same message to get the State's attention and the desire of the people to be heard. Mr. Moken thanked the Commission for their time.

Bob Bzik, Somerset County echoed New Jersey Future's comments about the importance of moving ahead in a timely fashion regarding adoption of the SSP. He also expressed the importance of continuing the dialogue with the counties, the municipalities and other stakeholders, and the public by meeting the statutory requirement for any additional public hearings thereby allowing for further input into the process. He encouraged the Commission to keep the process moving in other areas such as meeting with the State agencies to facilitate future actions so that their plans, programs, incentives are aligned with the final State Plan, following up on written comments that had been received on the "Advanced Rule Notice" and continuing to allow the State staff to reach out and attend meetings to discuss the draft final SSP. Mr. Bzik noted that he had the pleasure of sitting with Director

Scharfenberger on a recent panel and that his presentation was very informative and very well received. He feels that attending these types of venues help to improve the appearance of the State Planning Commission in the eyes of the public.

Mr. Bzik noted that he would forward a copy of his presentation, through OPA, to the Commission because it demonstrated how at the local level the criteria based investment framework can successfully be implemented. He explained that in Somerset County, they have demonstrated that the criteria based system works and it works because it is a bottom up approach. He explained that Somerset County worked with the public and municipalities in a transparent way. He hoped that would be the process that would be emulated through the State process as well.

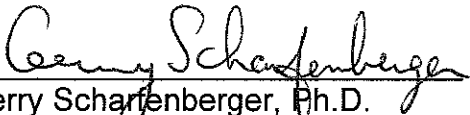
COMMISSIONER REPORTS

None at this time.

ADJOURNMENT

With no further comments from the Commission or the public, Vice Chair Eskilson asked for a motion to adjourn. The motion was made by Commissioner Lennon and seconded by Commissioner Orsen. All were in favor. The meeting was adjourned at 10:59 a.m.

Respectfully submitted,



Gerry Scharfenberger, Ph.D.
Secretary, State Planning Commission

Dated: May 17, 2012

NEW JERSEY STATE PLANNING COMMISSION

DATE: APRIL 30, 2012TIME: 10:00 AMLOCATION: COMMITTEE ROOM 1, STATE HOUSE ANNEX,
TRENTON, NJ

NAME	AFFILIATION
GEORGE MOKEN	—
CAROL MOKEN	—
DON WALKER	—
Donald Sumner	City of Ashburn Park
JIM HESS	PLANNING
Nick Menas Eq	FOX ROMSCHILD
DELOU HEINRICH	NJ Future Beyond
Maria Sturm	NJ Future
Bob Bzik	Somerset City Planning Board
Lizzie Browder	Chamber of Commerce
James Ruggieri	Somerset County Planning Board
Tony Soriano	asonand.com/nj.us
Wilm @ Frey	New Jersey Conservation Fedn.
Jennifer Cifley	Stony Brook Thelston Washburn