



## *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 January 15, 2014  
State House Annex  
Committee Room 1  
125 West State Street, Trenton, New Jersey**

### **CALL TO ORDER**

Chair McKenna called the January 15, 2014 meeting of the New Jersey State Planning Commission (SPC) to order at 9:50 a.m.

### **OPEN PUBLIC MEETINGS ACT**

Deputy Attorney General Don Palombi 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  
Kathleen Kisko, Designee for Lt. Governor Kim Guadagno, Department of State  
Sean Thompson, Designee for Richard Constable, Commissioner, Department of Community Affairs  
Shing-Fu Hsueh, Mayor, West Windsor, Public Member  
Liz Semple, Designee for Bob Martin, Commissioner, Department of Environmental Protection  
Andy Swords, Designee for James Simpson, Commissioner, Department of Transportation  
Edward McKenna, Chairman, Public Member

#### **Members Not Present**

Michele Brown, Chief Executive Officer, NJ Economic Development Authority  
Marc Larkins, Chief Executive Officer, Schools Development Authority  
Thomas Michnewicz, Public Member

#### **Others Present**

(See Attachment A)

## PLEDGE OF ALLGIANCE

Chair McKenna asked everyone to stand for the Pledge of Allegiance.

## APPROVAL OF MINUTES

Chair McKenna asked for a motion to approve the Minutes of the October 16, 2013 meeting. Vice Chair Eskilson made the motion and it was seconded by Commissioner Swords. With no further discussion, Chair McKenna, asked for a roll call vote. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Kathleen Kisko, Sean Thompson, Shing-Fu Hsueh, Liz Semple, Andy Swords, Ed McKenna. Nays: (0). Abstains: (0). The minutes were approved.

## CHAIR'S COMMENTS

Chair McKenna acknowledged that he had received a very poignant and quite appropriate letter from Commissioner Albert concerning how the SPC was going to move forward with the State Strategic Plan. He noted that he has spoken with Director Scharfenberger regarding the matter and that it would be addressed in the Director's Report.

## DIRECTOR'S REPORT

Director Scharfenberger reported that since the last State Planning Commission meeting, the Office for Planning Advocacy (OPA) has continued to work on a number of ongoing projects.

The fourth meeting of the Brownfields Interagency Work Group (IAWG), held on December 17, 2013 was an overwhelming success. Over 50 State and Federal agencies attended the meeting and provided guidance and programmatic suggestions to the municipalities of Camden City and Bridgeton City to help their Brownfields redevelopment projects. The projects presented were:

### City of Camden – Admiral Wilson Blvd Plaza

A retail redevelopment project serving the City of Camden. Phase I would utilize approximately 22 acres and be anchored by a supermarket representing a significant step toward addressing the designation of Camden as a "food desert" by the USDA. The full-size, full-service supermarket will bring approximately 75 to 80,000 sq. ft. of high quality groceries and fresh food to the City's residents and will be complemented by an additional 75 to 80,000 sq. ft. of complementary retail uses, anticipated to include a full-service bank, several restaurants and many other goods and services that would benefit the public. Estimated totals:

- 350 full and part-time jobs created
- 350 construction jobs
- 40 acres of Brownfields remediated
- \$40 million redevelopment value

### City of Camden – Harrison Avenue Landfill Redevelopment Project

The project involves approximately 85 acres of a former unregulated municipal landfill located on the Cramer Hill Waterfront and includes the 130,000 sq. ft. Ray and Joan Kroc Community Center. The vision for the site includes athletic fields, as well as public open space, natural resource restoration, and solar power generation. Estimated totals:

- 300 construction jobs for the Community Center
- 160 full and part-time jobs
- 100 open space construction jobs
- \$90 million investment in the Community Center
- \$1.4 million investment in the transition area
- \$35 million investment in the remainder of the landfill

### City of Bridgeton – Port District Redevelopment Area

In an effort to remake the community in the wake of an ever-vanishing early century industrial base, the City of Bridgeton undertook a number of steps to increase new development along Bridgeton's Waterfront (Cohansey River). The impetus behind these planning steps center on positioning the City to take advantage of the water and the various "port" possibilities provided by the Cohansey River, developing/expanding waterfront recreation and open space opportunities, and enhancing portions of the downtown central business district.

### City of Bridgeton – Ferracute Machine Company Site

The 3.75 acres that comprise the Ferracute site make up part of what is a very limited inventory of commercial-industrial zoned acreage within the City. Thus the site, being situated along the primary east-west traffic artery from the Delaware Memorial Bridge (Route 49), being in a declared "Area in Need of Redevelopment", and being a key-contributing site from a historic preservation standpoint; places Ferracute as a priority site for the City. The site and its structures are in the Bridgeton Historic District and listed in the State and Federal Registers of Historic Places. As a result, any attempts at restoration, redevelopment, or adaptive reuse would have to include detailed preservation planning and implementation in any subsequent construction phase.

In other initiatives:

OPA is collaborating with Choose NJ in identifying a 150 acre site for a very large manufacturing operation. The project is estimated to create 400 new jobs with a capital investment of \$400 million, with plans to double those numbers as the project progresses. By utilizing SiteMart, the Brownfields on-line searchable database, OPA has identified several potential sites. OPA staff also reached out to several County and municipal economic development and planning officials to identify opportunities.

OPA is working with HomeFront, Inc., a nonprofit organization providing assistance to homeless families and the working poor in Mercer County, on the redevelopment of a former Naval parcel, 8.24 acres, in Ewing located near the corner of I-95 and Scotch Road. The project is an adaptive reuse of a 42,000 sq ft. building into program space and transitional housing units for families, a child day care center, a job development center and a training kitchen. A meeting with OPA, HomeFront and Ewing will be scheduled soon in anticipation of an early 2014 BRIT meeting.

OPA staff also led the redesign of the site evaluator to ensure its ability to perform property-based incentive look ups for the Economic Opportunity Act. Among the additions to the locator include the ability to look up properties based on parcels in addition to the existing address and point based lookups. Lookup results include parcel data, as well as an indication of the property's Economic Opportunity Act incentive eligibility.

Director Scharfenberger thanked the members of the Commission, the Administration and State Agencies for all of the support and assistance they provided to OPA on the office's various initiatives.

## **NEW BUSINESS**

### **Election of Vice Chair**

Chair McKenna made a motion to nominate John Eskilson as Vice-Chair. The motion was seconded by Commissioner Swords. Commissioner Eskilson accepted the nomination. Chair McKenna asked for a roll call vote. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Kathleen Kisko, Sean Thompson, Shing-Fu Hsueh, Liz Semple, Andy Swords, Ed McKenna. Nays: (0). Abstains: (0).

## **Resolution No. 2014-01 – Approval of Annual Meeting Schedule**

Chair McKenna asked for a motion to approve the meeting schedule for 2014. Vice Chair Eskilson made the motion and it was seconded by Commissioner Albert. With no further discussion, Chair McKenna asked for a roll call vote. Ayes: (9) Ken Albert, John Eskilson, Monique Purcell, Kathleen Kisko, Sean Thompson, Shing-Fu Hsueh, Liz Semple, Andy Swords, Ed McKenna. Nays: (0). Abstains: (0). Resolution No. 2014-01 was approved.

## **State Planning Commission Subcommittee Reorganization**

Plan Implementation Committee (PIC) -- Chair McKenna suggested that the current membership of the PIC remain the same for 2014 unless there were any suggested changes. There were no suggested changes. The PIC membership for 2014 is as follows: John Eskilson, Committee Chair, Ken Albert, Thomas Michnewicz, Dept. of Agriculture; Dept. of State, Dept. of Environmental Protection and Dept. of Transportation.

Plan Development Committee (PDC) -- Chair McKenna suggested that the current membership of PDC remain the same for 2014 unless there were any suggested changes. There were no suggested changes. The PDC membership for 2014 is as follows: Ed McKenna, Committee Chair, John Eskilson, Dept. of Agriculture; Dept. of State, Dept. of Environmental Protection, and Dept. of Transportation.

## **PUBLIC COMMENT**

There were no public comments at this time.

## **COMMISSIONER REPORTS**

Commissioner Albert commented that his ongoing question about the adoption of the Plan and why the SPC's primary function of adoption was not being done. He noted that he understood that the SPC was not an independent agency and that coordination with the Governor's office was necessary. He feels that there needs to be some discussion of when and if there is going to be a strategic plan. He further noted that when a strategic plan gets two years old, and that with the adoption of a plan, the planning phase of planning should be started. He feels that the real issue that comes to the forefront is whether you believe in planning or not. He further noted that New Jersey, since the State Planning Act was adopted in 1985, has been a progressive force in planning and in his opinion has had some importance. He further questioned if it was fair to the counties that have anticipated the passing of the Strategic Plan and acted accordingly in respect to their own planning. He further noted that the years spent trying to get counties to adopt water and wastewater plans were finally coming to full fruition. Lastly, he noted that it was unfortunate that the SPC was getting behind the curve.

Chair McKenna commented that many people have the same sense of frustration and that the SPC needs to move ahead. He noted that he has spoken with OPA staff and that he anticipates a small group representative of the SPC will be meeting with representatives of the Governor's Office to advance the plan expeditiously to adoption. He also agreed that the counties and municipalities should have a way to rely upon all the good work they have done by having an adopted State Plan.

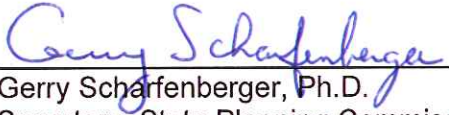
A brief discussion followed regarding the talent of the staff and the SPC members, the thought of the SPC being dormant for many months and then going muted, the fact that the plan is suppose to be a redevelopment plan and that it should have a supportive role in redevelopment, but that was currently not occurring. Also discussed was the thought that once the staffing changes within the newly re-elected Governor's office were completed that staff would be able to meet with the Governor's office to discuss moving the plan forward.

Vice Chair Eskilson commented that he shared the concerns of Commissioner Albert and that he was committed to the cause.

**ADJOURMENT**

With no further comments from the SPC or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Vice Chair Eskilson and seconded by Commissioner Albert. All were in favor. The meeting was adjourned at 10:18 a.m.

Respectfully submitted,



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

Dated: September 5, 2014

NEW JERSEY STATE PLANNING COMMISSION

DATE: JANUARY 15, 2014

TIME: 9:30 AM

LOCATION: COMMITTEE ROOM 1, 1<sup>ST</sup> FLOOR, STATE HOUSE  
ANNEX, TRENTON, NJ

NAME	AFFILIATION
Margaret Nordstrom	Highlands Council