



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  
Minutes of the Meeting Held on December 6, 2022  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the December 6, 2022 video conference of the New Jersey State Planning Commission (SPC) to order at 11:03 a.m.

**OPEN PUBLIC MEETINGS ACT**

It was 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**

Danielle Esser, Director of Governance, NJ Economic Development Authority  
Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities  
Bruce Harris, Municipal member  
Keith Henderson, Designee for Lt. Governor Sheila Oliver, Commissioner, Department of Community Affairs  
Edward J. McKenna, Vice Chair, Public Member  
Frank Minch, Designee for Douglas Fisher, Secretary, Department of Agriculture  
County Commissioner Director Shanel Robinson, County Member  
Stephen Santola, Public Member  
Elizabeth Terenik, Public Member  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation  
Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State  
Thomas Wright, Chairman

## **Others Present through Video conference**

See Attachment A

## **PLEDGE OF ALLEGIANCE**

Chairman Wright asked everyone to stand for the Pledge of Allegiance.

## **ELECTION OF VICE-CHAIR**

Melanie Willoughby nominated Edward McKenna to be the Vice-Chair of the State Planning Commission. Bruce Harris moved the motion to nominate Mr. McKenna to be Vice-Chair of the State Planning Commission and Danielle Esser seconded the motion.

Chair Wright thanked Mr. McKenna for his extraordinary leadership given to the Commission. With no further discussion or questions, Chair Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Frank Gaffney, Frank Minch, Susan Weber, Bruce Harris, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Thomas Wright, Nays: (0). Abstains: (1) Ed McKenna.

## **APPROVAL OF MINUTES**

Chairman Wright asked for a motion to approve the minutes of November 2, 2022. Bruce Harris made the motion, and Danielle Esser seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Frank Minch, Susan Weber, Bruce Harris, Edward McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Thomas Wright. Nays: (0). Abstains: (1) Frank Gaffney. The November 2, 2022 minutes were approved.

## **CHAIR'S COMMENTS**

Chairman Wright said that he hopes that everybody is doing well and staying healthy and safe as we roll into the holiday season. It has been another terrific year for the work of this Commission. He thanked all of the commissioners and the terrific work that they do and the staff of the Office of Planning Advocacy. He also recognized our partners across the state agencies in local and county government who helped to make the State Development and Redevelopment Plan a living, breathing document that is paying off benefits for the citizens and residents of New Jersey.

We have one endorsement today that Donna and the staff will take us through. Then a couple of resolutions, essentially just laying out the calendar for meetings for the Commission and the PIC for next year and one approving newspaper placements.

I am excited about 2023 on how much will be in front of us. I think there will be some opportunities for us to meet in person at some point during 2023 and I am looking forward to seeing you all and the work that we are going to do together. Thank you so much.

Chairman Wright referred to the Director for a report.

## EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro said that she will be compiling the poll (regarding in-person meetings) this month up and will get that out shortly. I want to thank everybody first for accommodating the change in the schedule. I was invited to the DVRPC annual board retreat tomorrow. I thought it was exciting because they invited executive directors from MPOs from Washington DC, Boston, and Chicago to talk about some of their programs. I thought it was well worth the switch.

I also want to welcome formally Keith Henderson as the new representative from DCA. As some of you know, Sean Thompson retired at the end of October.

Since the November 2 SPC meeting:

- Willingboro will be presented for endorsement to the Commission later in this agenda;
- Staff began work on the PIA for Edgewater Park and Vineland
- All Opportunities and Constraints Reports for the Burlington County municipalities have been completed.
- Staff continues to work on the PIAs for Florence, Burlington City, Bedminster, Bound Brook, Burlington Township, and Delanco,
- Visioning sessions were held on November 10 and 21 in Vineland and on November 29 for Maurice River.
- Manville and Flemington submitted a draft MSA for our review; both assessments appeared satisfactorily complete and we await the formal submission.
- The Office received an unofficial request from Flemington for a waiver from visioning, which, based on their demonstrated commitment to public input will likely be granted.
- Salem City has begun working on its MSA with the anticipation that DCA's Local Planning Services will be assisting the City in updating its Master Plan in the spring.
- The review for Lakewood's map amendment continues.

Director Rendeiro said that the office would be reaching out to those municipalities that expire in 2023 to gauge interest in pursuing Plan Endorsement. Those municipalities are Wrightstown, Newton, and Dennis. In addition, we have already begun working with the Somerset County Regionally Endorsed municipalities for their renewal in October of 2023. We met with the three towns, outlined the next steps, and answered all of their questions. They seem very excited about continuing that process.

Assuming the State Planning Commission approves Willingboro Township, seven of the 12 Burlington County municipalities will be endorsed. The remaining five are close with Florence likely being next to be ready for the December PIC meeting. Burlington City and Burlington Township are currently under development as we work with DOT to address some of their infrastructure requests. As part of the Plan Endorsement process, we are facilitating a meeting for mid-January with DOT and Burlington Township to address some concerns that the Township has related to their road network. Staff held a meeting with the Mayor of Delanco to address some of their concerns.

As part of the Plan Endorsement process, staff facilitated a meeting among NJ Transit and representatives from Dover Township. The main topic for discussion was Dover's interest in jumpstarting renewed discussions/negotiations with NJ TRANSIT, regarding several surface commuter lots, maintenance/storage yard, and the state of disrepair of the historic train station. The redevelopment of these sites is considered a linchpin to the implementation of Dover's TOD Plan. We agreed to hold an in-person meeting in early January to further discuss these issues. The Township agreed to look at circulation and single-family land use near the train station to ascertain opportunities to foster greater walkability and less reliance on commuter parking areas. NJ Transit seems amenable to participating in the discussions to move the project forward. We are going to meet with them in January for an onsite visit and hopefully, we will be able to move those discussions forward.

Staff held a call with representatives from Rocky Hill to answer their questions regarding their next steps in the Plan Endorsement process.

Work has begun on the 2022 Annual Report. Coming attraction: The Commission has endorsed 13 municipalities this year, bringing the total to 15.

The second offering of the FEMA Resilience Accelerator is back on track with the partnership meeting scheduled for December 8, virtually. The first workshop has been scheduled, in person, for January 12. This cohort will focus on coastal communities and those identified communities are Commercial Township, Maurice River Township, Ocean City, Little Egg Harbor, and Pennsville. Introductory meetings were held with all communities and a few midpoint meetings have been held.

In order to leverage this program with that of the program that we have with the Rutgers Climate Corps, three of those municipalities have been offered assistance to complete their vulnerability assessment with Rutgers students. The remaining two will be supported by FEMA for their vulnerability study.

Since the State Planning Commission approved the warehouse guidance on September 7, the office continues to be busy responding to inquiries and promoting the guidance.

In addition to the previous presentations to the Middlesex County Planning Office, some Burlington County municipalities and the Delaware River Greenway Partnership, and to the NJTPA's Freight Initiatives Committee, we will be presenting the guidance to the Somerset County Planning Partners on December 8 and the Central Jersey Transportation Forum on December 15. Scheduling is underway for webinars with the League of Conservation Voters and the League of Municipalities.

The League of Municipalities will be a two-hour program, the first hour will be a presentation, the next hour will be a panel discussion, and it will be open to all municipalities. We are doing reasonably well with promoting the guidance. I understand it is probably a little late. There are a number of municipalities that have had applications in front of them very recently. We are keeping an eye on what is there.

We are also working as well on a mapping program. I mentioned in the last meeting that we were looking to participate in a program with Rowan University with the NJ Conservation Foundation to map warehouse sitings. This will include not only the existing larger warehouses and approved applications, but also where we think they should go. We are likely going to limit it to the larger scaled warehouses because mapping all of them would be nearly an impossible task. We are also looking to test it in two counties to see if it works before we roll it out. This work can be done in anticipation of when we can update the State Plan to perhaps create warehouse nodes.

The next full IAC meeting is scheduled for December 13, which will be a cabinet-level meeting. DEP staff will be providing brief presentations on the USACE's [NY/NJ Harbor & Tributaries Study](#) including the Draft Integrated Feasibility Report and Tier 1 Environmental Impact Statement, which includes the Tentatively Selected Plan, and the [Human Health and Communities Addendum](#) to the Scientific Report on Climate Change. In addition, a summary of the Council's activity in 2022 and the goals for the coming year will be presented.

The Funding Subcommittee of the Climate Change IAC met to discuss a possible checklist for creating a funding consistency review. Consensus is likely several meetings away as issues were identified that will need to be addressed prior to any consensus such as if there's federal funding, the criteria that are attached to that federal funding for climate change has to be adhered to and that may or may not reconcile with some of the state priorities.

The Office continues to work with the Governor's office on their comments related to the rule update. So far, no major shift in direction was discussed and comments were primarily minor in nature. Once a final document has been completed, staff will return to the Commission to present the changes for approval prior to beginning the formal rule update process.

The Office participated in meetings related to

- Rutgers MACH CSAP effort
- DOH's age-friendly council
- NJ 2030 DEP/DOH Healthy Communities
- NJ Water Works
- NJTPA, DVRPC, SJTPO
- Brownfields Quarterly Roundtable
- Sustainable Jersey
- Coastal Coalition
- Somerset County Circulation Element
- Empire Wind Offshore Wind Farm Consulting Party meeting.
- Southern Middlesex Freight Movement TAC
- Southern Barnegat Bay Watershed Advisory Committee
- County Planners Association
- Highlands Council
- Baysshore Council

The Executive Director will fill in for the Secretary at a Rutgers University Climate Change Solutions in New Jersey panel event on December 9. The Executive Director and the planners attended the League of Municipalities conference. Two presentations on resilience were given on resilience for Harrison Township and the Rowan World Town Planning Day.

Chairman Wright thanked Director Rendeiro and asked for questions or comments from the Commission members.

Commissioner Harris asked if there was some talk about distributing the warehouse guidance to the town administrators. Was that feasible? Director Rendeiro responded that we have not done that yet but we certainly can do that.

Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities said that he just wanted to say that it is an amazing report. There is so much information and so much happening. I want to thank Donna and our team because there is so much work being done. It is amazing when I hear that report and how much they are doing. Thank you.

Director Rendeiro expressed gratitude to the OPA staff for their unconditional support.

## **NEW BUSINESS**

### **TOWNSHIP OF WILLINGBORO**

Chairman Wright referred to Director Rendeiro to start with the Township of Willingboro Plan Endorsement presentation.

Director Rendeiro referred the presentation to Lisa Avichal.

Lisa Avichal proceeded to present the Township of Willingboro.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/2022-1206/spc-material-willingboro-presentation.pdf>

Director Rendeiro invited Dwayne Harris, Business Administrator from the Township of Willingboro to comment.

Dwayne Harris, Business Administrator, Willingboro Township said that I am the most recent township manager here in Willingboro Township. I appreciate the opportunity to come before the Committee this morning and have our plan for endorsement presented to you. Lisa was very on point with many of the things that she brought to your attention. Two key words that we are really working on implementing here in Willingboro are revitalization and stabilization as we work to increase and improve our bike trail pass. We recently installed some EV stations and are in pursuit of implementing electric vehicles in the township. We are at the end stages of doing an electric vehicle station with our municipal complexes here and we are really looking forward to taking what we have done and looking into the future, and aligning that through this plan endorsement with the state and their local plans for this region. I thank you all for your consideration and look forward to working with everyone in the upcoming future.

Tom Stanuikynas, Burlington County Bridge Commission said that Willingboro could check off a few items on their annual report already. The Township has done a lot of hard work. We work closely with them through the process. Mr. Harris and the Mayor have been a pleasure to work with and we are hoping that we can continue to work with them in the future. I want to repeat that working with Donna, Meghan and Lisa has been great. I appreciate the working relationship that we have with them and looking forward to finishing up and getting all 12 towns through the process. These plan implementation agendas are certainly hefty. Many of the towns on the Route 130 Corridor are overburdened and underserved small populations. We are going to need help from the state agencies and the state partnerships to get their PIAs done and complete it. We are hoping in the future, there will be more benefits and a strong working relationship between the county, the state, and the municipalities. Thank you.

Director Rendeiro acknowledged that next year Mr. Stanuikynas is going to be the president of the County Planners Association.

Vice Chair McKenna said that I have known Mr. Harris for a number of years. He is an excellent professional. I am really glad to see him down in Willingboro. I am sure he is doing a great job down there. I also want to thank Lisa for a great presentation, very thorough.

Director Rendeiro said that, as Lisa said, this resolution is conditioned upon the local approval of the PIA, which is expected in December. The resolution does allow 60 days for local approval, but we do believe it will happen before then.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-17.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-17. The motion was made by Vice Chair McKenna and seconded by Shanel Robinson. Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Frank Minch, Susan Weber, Bruce Harris, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (0). The Resolution 2022-17 was approved.

Director Rendeiro expressed congratulations; the certificate will be forwarded to the municipality.

**RESOLUTION No. 2022-18 – APPROVAL OF ANNUAL MEETING SCHEDULE OF THE STATE PLANNING COMMISSION FOR 2023**

Director Rendeiro said that the meetings are on the first Wednesday of every month at 9:30 a.m. The only exception is in April, which will be Tuesday April 4 because that Wednesday conflicts with Passover.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-18.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-18. The motion was made by Vice Chair McKenna and seconded by Melanie Willoughby. Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Frank Minch, Susan Weber, Bruce Harris, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (0). The Resolution 2022-18 was approved.

**RESOLUTION No. 2022-19 – APPROVAL OF ANNUAL MEETING SCHEDULE OF THE PLAN IMPLEMENTATION COMMITTEE FOR 2023**

Director Rendeiro said that the meetings are on the Third Wednesday of every month with the exception of November, which is Monday, November 13 because that Wednesday conflicts with the League of Municipalities.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-19.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-19. The motion was made by Bruce Harris and seconded by Danielle Esser. Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Frank Minch, Susan Weber, Bruce Harris, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (0). The Resolution 2022-19 was approved.

**RESOLUTION No. 2022-20 – APPROVAL OF OFFICIAL NEWS PAPERS OF THE STATE PLANNING COMMISSION**

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2022-20.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2022-20. The motion was made by Melanie Willoughby and seconded by Danielle Esser. Chairman Wright asked for a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Frank Minch, Susan Weber, Bruce Harris, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Chairman Wright. Nays: (0). Abstains: (0). The Resolution 2022-20 was approved.

Chairman Wright asked for questions or comments from the Commission members.

Commissioner Esser said that I know that Donna said in her report that there were 15 endorsements since the Commission was revamped. Congratulations on that. What is the plan for next year? How many do we expect to be coming through? The Director responded that we are currently working at different levels of activity with about 70-75 municipalities. Of that, I would say at least what we have already put through would go through. When I say 75, that includes folks that are still on record with an open file, but that are not terribly active. We do have the new ones coming in that expire in 2023. There are three individual ones and three are part of the Somerset County partnership endorsement. So there will be another six there. In my 2023 goals, I will do a better estimate, but if I had to guess I'd say it would be at least an equal amount to this year.

Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State, said that she would just like to thank Chairman Wright for all of his hard work and support on behalf of the Commission because, without his guidance, we would not be where we are today. Together, you and Donna are quite a team.

**ADJOURNMENT**

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Melanie Willoughby and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 11:51 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donna Rendeiro". The signature is fluid and cursive, with a large initial "D" and "R".

Donna Rendeiro, Secretary  
State Planning Commission  
Dated: January 4, 2023

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: DECEMBER 6, 2022    TIME: 11:03 AM**

Levi Klinger-Christiansen - DAG

Mark Villinger – Planner, Ocean County

David DuMont – NJDEP

Ruth Foster – NJDEP

Matt Baumgardner - NJDEP

Jason Kasler – AICP, PP., NJPO

Tom Stanuikynas - Regional Planning Manager, Burlington County Bridge Commission

Dwayne M. Harris – Business Administrator, Willingboro Twp.

Kaya McIntosh

Lee P.