



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 August 2, 2023  
Zoom Video Conference**

**CALL TO ORDER**

Chairman Wright called the August 2, 2023 video conference of the New Jersey State Planning Commission (SPC) to order at 9:31 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**

Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection  
Danielle Esser, Director of Governance, NJ Economic Development Authority  
Frank Gaffney, Designee for President Fiordaliso, Board of Public Utilities  
Bruce Harris, Municipal member (left 10:56)  
Keith Henderson, Designee for the Department of Community Affairs  
Edward J. McKenna, Vice Chair, Public Member  
County Commissioner Director Shanel Robinson, County Member  
Stephen Santola, Public Member  
Julia Somers, Public Member  
Andy Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation  
Elizabeth Terenik, Public Member  
Melanie Willoughby, Designee for Tahesha Way, Secretary of State, Department of State (arrived 9:39)  
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.

## **APPROVAL OF MINUTES**

Chairman Wright asked for a motion to approve the minutes of July 5, 2023. Julia Somers made the motion, and Shanel Robinson seconded it. With no further discussion or questions, Chairman Wright a roll call vote: Ayes: (12) Danielle Esser, Frank Gaffney, Andy Swords, Nick Angarone, Bruce Harris, Ed McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, Thomas Wright. Nays: (0). Abstains: (0). The July 5, 2023 minutes were approved.

## **CHAIRMAN'S COMMENTS**

Chairman Wright stated we're all in a state of shock over the loss of our Lieutenant Governor Sheila Oliver yesterday. The entire state is mourning her loss. Chairman Wright asked to take a moment to silence to honor the Lieutenant Governor. Chairman Wright opened the floor to recognize the late Lieutenant Governor and her contributions to the state and as a person.

Director Rendeiro stated the Lieutenant Governor's humanness was evident in her ability to connect with people. She was always very gracious and her commitment to the people of New Jersey really came out quite strongly. So I just wanted to say that I will miss her and to her family, I offer my sincere condolences.

Commissioner Terenik stated she had the opportunity to be on several calls with the Lieutenant Governor about Atlantic City. She's been working in Atlantic City for 10 years and has never seen that level of commitment, understanding, and just a genuine desire to connect and help solve the problems that we have here. In particular, her understanding of the homeless issue and the ways in which it could be solved were just so impressive and unbelievable. She will be very much missed by us here in Atlantic City.

Keith Henderson, Designee for the Department of Community Affairs said that the Lieutenant Governor was just a star supporter of the people. Her leadership here at the Department of Community Affairs is going to be sorely missed.

County Commissioner Director Robinson stated she was a role model and mentor to a lot of people and she was one of those. She was an authentic leader in her approach. She never slighted anyone if they were in need, whether it was advice, direction, or guidance. She definitely was a thoughtful leader and will be sorely missed by all.

Chairman Wright asked the Director to prepare and present a resolution at the next SPC meeting mourning the loss of Lieutenant Governor Sheila Oliver for the important role she played in her communities and the contributions to the State of New Jersey. The Director agreed to coordinate and to present the resolution at the next SPC meeting.

Chairman Wright said that I'll invite commissioners who'd like to join in that to reach out to Donna to help craft that resolution.

Chairman Wright said that we are going to be talking about the State Plan update. I'm very excited to be moving ahead. I'm excited to be working with the consultant team who will be preparing the preliminary plan. In subsequent meetings, we're going to be establishing the Plan Development Committee and really doing what is something that many of us have been looking forward to for a long time. I appreciate the support in particular, from the staff of OPA and the governor's office for moving ahead with this, which is very exciting. Finally, we're going to have a resolution later for Barry Ableman recognizing his contributions. Barry, welcome to the OPA Alumni Association. We really appreciate everything you've done and I look around and see many other former staffers here too.

Chairman Wright referred to the Director for a report.

It was announced that Melanie Willoughby joined the meeting.

Director Rendeiro offered Ms. Willoughby to speak about the Lieutenant Governor.

Melanie Willoughby, Designee for the Department of State said she has known the Lieutenant Governor for all of her career in the Assembly as the Assembly Speaker. When she was chosen to be the Lieutenant Governor, Melanie worked with her on many issues. She is a true trailblazer and outstanding woman whom she was so privileged to get to know and see as a mentor, and how she really was able to stand up to a lot of very strong personalities, when she was the Speaker. I was so pleased to know her and so sad that we have lost her so early.

## **EXECUTIVE DIRECTOR'S REPORT**

Transition activities continue with all staff. We have Colleen who is primarily in the northern part of the state and Lisa Avichal, who is primarily in the southern part of the state. Staff interviewed and recommended hiring one planner assistant who responded to the posting; the second planner assistant has been reposted and we are in discussions with HR regarding the Senior Planner.

Later in today's agenda, I will ask for approval of the State Plan update process. As you will recall, we discussed the proposed process and I received two comments from Commission members that were added to our plans. We will ensure that the urban mayors have a seat at the table and that we will incorporate tourism needs into the Plan. There is a reference in the resolution that the timeline is aspirational and regular updates will be provided so that if there is a change in the schedule the Commission will be kept informed. In addition, the resolution provides for the reconvening of the Plan Development Committee of this Commission. I have seven members of the SPC who have requested participation in the PDC. I will provide details of the following statuses when we discuss the resolution later in this meeting.

Since the July 5 SPC meeting:

- The PIC approved advancing the Bedminster recommendation for endorsement and that recommendation is on today's agenda.
- Staff is actively working with Burlington Township, Ocean Township, Seaside Heights, Barnegat, Dover, Little Egg Harbor, and Berkeley on mapping and other requirements toward Plan Endorsement.
- The Executive Director approved waivers for visioning for Barnegat and Ocean Township, based on demonstrated previous visioning activities.
- Little Egg Harbor community visioning was held on July 11.
- Newton's prepetition meeting is scheduled for September 12.
- Lakewood's map amendment was approved at last month's SPC meeting

In addition in September, we have scheduled on the agenda a presentation by Ben Spinelli from the Highlands Council, so he can talk about what he's doing and how that's going to relate to what we're doing.

As a result, twenty-three municipalities have been endorsed. Since the expirations, we are still working with a number of municipalities to get them across the finish line.

FEMA has finalized September 7 as the date for the in-person follow-up meeting with Commercial Township and Maurice River related to the Resilience Accelerator program. The virtual check-in for the Resilience Accelerator program with Pennsville, Ocean City, and Little Egg Harbor was held on July 13, which focused on nature-based solutions. Yesterday, staff participated in a meeting regarding Maurice River, Commercial, Cumberland County, and DEP regarding the regulatory process.

Staff met with Town of Dover officials, NJ Transit, and 2 developers regarding a partnership to realize a transit-oriented redevelopment in the Town. Discussion centered on land swaps, parking requirements, and amenities to make the community more pedestrian-friendly. Drafting of the Plan Implementation Agreement is underway in anticipation of their upcoming vision sessions and completion of their Opportunities and Constraints analysis and the letter of the next step is underway.

Staff worked with the Office of Administrative Law on finalizing the Notice in the NJ Register for the Rule update, which is scheduled to be published in the August 7 register for the 60 public comment period. If all goes as expected, the Rules will be effective and published on November 6.

Staff heard a presentation from Michael Baker and Associates regarding the update to the State Hazard Mitigation Plan. The draft of the plan is anticipated to be received by the Office of Emergency Management in August and FEMA by October and will include new FEMA requirements.

Staff listened in on the model climate hazard vulnerability assessment guidance.

Staff attended the first Joint Base Regional Compatible Land Use Study Implementation Committee meeting.

Staff attended a meeting with DEP and DOH regarding healthy community planning municipal guidance.

An introductory meeting with the New Jersey Turnpike Authority that was originally scheduled for July 11 had to be rescheduled to August 10.

Southern Middlesex County Freight Movement Study Technical Advisory Committee held its fourth and final meeting. The consultant work is completed and presented to the Middlesex County Planning Board on July 13, 2023.

The Office participated in meetings related to

- DOH's Age-Friendly Council
- NJTPA, DVRPC, SJTPO
- County Planners Association
- Coastal Coalition
- IAC

The Office has been asked to speak at an appraisal institute chapter on warehouse guidance. The session is not until October, but we have accepted the invitation.

The Michigan Chapter of the APA has reached out to us to present our State Planning Efforts to their board, along with Colorado and Oregon as they begin to promote a statewide planning effort.

Chairman Wright thanked Director Rendeiro for her report.

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

Commissioner Esser asked Director Rendeiro how many towns are still in the queue.

Director Rendeiro responded by saying that a total of 35 are currently active including Plan Implementation Agreement, O&A, biannual reports, etc.

Without any questions or comments from the Commission members, Chairman Wright referred Director Rendeiro to new business.

## **NEW BUSINESS**

Director Rendeiro referred to Melanie Willoughby to read the letter of appreciation from Secretary of the State Tahesha Way to Barry Ableman. Melanie Willoughby, Designee for Tahesha Way, Secretary of State read the letter.

Barry Ableman thanked the Secretary of State.

Members of the Commission expressed their gratitude, and appreciation and wished good luck and health to Barry Ableman.

Chairman Wright asked Director Rendeiro to read the resolution.

### **RESOLUTION 2023-15- Resolution of appreciation for Barry Ableman**

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-15.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2023-15. The motion was made by Vice Chair McKenna and seconded by Andy Sword. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Frank Gaffney, Andy Swords, Bruce Harris, Nick Angarone, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, Chairman Wright. Nays: (0). Abstains: (0). Resolution 2023-15 was approved.

### **Plan Endorsement of the Township of Bedminster**

Director Rendeiro referred the presentation to Colleen McGurk.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/2023-0802/spc-material-2023-0802-Bedminster-Recommendation-Report.pdf>

Walter Lane from Somerset County said that Bedminster has been a great partner. He also echoed their thanks to the OPA team for working with the township and the county to advance this. Bedminster has been an example of how we've been implementing the county investment framework at the local level with the redevelopment of the AT&T site. They've been involved in all our supporting property investment work, and they're also a big partner when we're preserving land. Thank you.

Larry Jacobs, Mayor of the Township of Bedminster, and Frank Banisch, Planner for the Township of Bedminster spoke on behalf of the Township.

Commissioner Somers, Commissioner Santola, and Nick Angarone, Designee for the Department of Environmental Protection all provided comments.

Without any questions or comments from the Commission members, Director Rendeiro read the resolution.

**RESOLUTION 2023-16- Resolution Adopting Plan Endorsement of the Township of Bedminster**

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-16.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2023-16. The motion was made by Vice Chair McKenna and seconded by Bruce Harris. Chairman Wright asked for a roll call vote. Ayes: (12) Danielle Esser, Frank Gaffney, Andy Swords, Bruce Harris, Nick Angarone, Vice Chair McKenna, Keith Henderson, Elizabeth Terenik, Melanie Willoughby, Stephen Santola, Julia Somers, Chairman Wright. Nays: (0). Abstains: (1) Shanel Robinson. Resolution 2023-16 was approved.

Chairman Wright and Director Rendeiro congratulated the Township of Bedminster.

**RESOLUTION 2023-17- Resolution approving the process for the State Plan Update**

Chairman Wright referred the presentation to Director Rendeiro.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/materials/2023-0802/spc-material-2023-0802-SPC-memo-7-27-23.pdf>

Commissioner Somers and Chairman Wright provided comments.

Chairman Wright asked Director Rendeiro to read the resolution.

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-17.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2023-17. The motion was made by Julia Somers and seconded by Melanie Willoughby. Chairman Wright asked for a roll call vote. Ayes: (11) Danielle Esser, Frank Gaffney, Andy Swords, Vice Chair McKenna, Nick Angarone, Keith Henderson, Shanel Robinson, Melanie Willoughby, Stephen Santola, Julia Somers, Chairman Wright. Nays: (0). Abstains: (0). Resolution 2023-17 was approved.

**ADJOURNMENT**

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Vice Chair Ed McKenna and seconded by Andy Swords. All were in favor. The meeting was adjourned at 11:01 a.m.

Respectfully submitted,



Donna Rendeiro, Secretary  
State Planning Commission  
Dated: September 6, 2023

**ATTACHMENT A**  
**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**  
**DATE: AUGUST 2 2023    TIME: 9:31 AM**

Adam Marshall – DAG  
Matt Baumgardner – NJDEP  
Barbara Wooley-Dillon – NJDEP  
Kyle Cruz – NJHMFA  
Mark Villinger – Ocean County  
Susan Weber – NJDOT  
Larisa Paxton – Ocean County  
Walter Lane – PP, AICP, Somerset County  
Jonathan Sternesky – NJHMFA  
Anthony Soriano – Morris County  
Frank Banisch – Planner, Bedminster  
Dave DuMont – NJDEP  
Ruth Foster – NJDEP  
Angela Knowles – Somerset County  
Carlos Rodriguez – PP/FAICP Design Solutions, LLC.  
Larry Jacobs – Mayor, Bedminster  
Tim Gleason – Ocean County  
Janine DeLeon  
Barry Ableman