



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

LT. GOVERNOR TAHESHA L. WAY
SECRETARY OF STATE

THOMAS K. WRIGHT
CHAIRMAN

DONNA A. RENDEIRO
Executive Director/Secretary

**New Jersey State Planning Commission
Minutes of the Meeting Held on December 6, 2023
Zoom Video Conference**

CALL TO ORDER

Chairman Wright called the December 6, 2023 video conference of the New Jersey State Planning Commission (SPC) to order at 9:34 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 Christine Guhl-Sadovy, Board of Public Utilities
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation
Bruce Harris, Municipal Member
Nick Angarone, Designee for Shawn LaTourette, Commissioner, Department of Environmental Protection
Edward J. McKenna, Vice Chair, Public Member
Keith Henderson, Designee for Jacquelyn Suarez, Acting Commissioner, Department of Community Affairs
Elizabeth Terenik, Public Member, joined at 9:54
County Commissioner Director Shanel Robinson, County Member
Stephen Santola, Public Member
Julia Somers, Public Member
Jeffrey Oakman, Senior Policy Advisor, Office of the Governor
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

Danielle Esser nominated Edward McKenna to be the Vice-Chair of the State Planning Commission. Danielle Esser moved the motion to nominate Mr. McKenna to be Vice-Chair of the State Planning Commission and Shanel Robinson 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, Susan Weber, Bruce Harris, Nick Angarone, Keith Henderson, Shanel Robinson, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright, Nays: (0). Abstains: (1) Ed McKenna.

APPROVAL OF MINUTES

Chairman Wright asked for a motion to approve the minutes of November 1, 2023. Ed McKenna made the motion, and Bruce Harris seconded it. With no further discussion or questions, Chairman Wright asked for a roll call vote: Ayes: (11) Danielle Esser, Frank Gaffney, Susan Weber, Bruce Harris, Nick Angarone, Ed McKenna, Keith Henderson, Stephen Santola, Julia Somers, Jeffrey Oakman, and Thomas Wright. Nays: (0). Abstains: (1) Shanel Robinson abstained. The November 1, 2023 minutes were approved.

CHAIRMAN'S COMMENTS

Chairman Wright stated that most items on the agenda are related to the Reorganization Meeting for 2024. The warehouse siting model ordinance language is on the agenda for discussion as the office has received some substantive comments that are worthy of consideration. While it will be discussed today, it will be inappropriate to put it forward for a vote. They want to be careful and thoughtful of this rather than to push it through. He will ask the Commission and the public for their comments during the discussion.

EXECUTIVE DIRECTOR'S REPORT

Director Rendeiro announced the office made a recommendation to hire Felix Zamora as a Planner Assistant. Mr. Zamora has accepted the offer and will start on December 18. The Administrative Assistant position has been posted and we know of one person that has applied. At the end of this month, OPA will have 3 planner positions and one administrative assistant position open. Three of our interns have been hired and will start on December 18 – Saul Ruddick-Schulman, Brooke Schwartzman, and Adriana Zarza-Farina.

Since the November 1 SPC meeting:

- Staff is working with (10) municipalities: Dover, Burlington Township, Seaside Heights, Little Egg Harbor, Ocean Township, Ocean City, Barnegat, Berkeley, Sparta, and Dennis on mapping and other requirements toward Plan Endorsement.
- DOT Bureau of Traffic Engineering is willing to review Burlington Township's request again for weight restrictions on certain Township roads. The Township sent over additional materials, per DOT's request.
- Staff received NJ Transit comments for Dover's PIA. The next step is for Dover to hold its two visions sessions, one in English and one in Spanish.
- Red Bank's prepetition meeting is scheduled for December 12.
- The Office received the NJDEP 2020 Land Use/Land Cover dataset and we're in the process of extracting the features we use most often.

The Office will be meeting tomorrow in Atlantic County to discuss the major development initiatives underway in and around the Atlantic City International Airport and the aviation industry in general. The partners in this initiative include the Atlantic County Economic Alliance (ACEA), the National Aviation Research and Technology Park (NARTP), the South Jersey Transportation Authority (SJTA), and the surrounding municipalities of Egg Harbor, Galloway, and Hamilton Townships. Also on the agenda is what is happening in the rest of the county as well including the Town of Hammonton. This conversation is important while the State Plan is being updated. Joining the Office will be representation from the Business Advocates.

In conjunction with Voorhees Transportation Center, NJ Transit, DOT, and EDA, OPA was the lead applicant for a USDOT Thriving Communities Grant. The grant provides technical assistance and capacity building for local governments to utilize transportation to achieve equity, economic development, and climate change goals. We had a very short timeframe for submission of the application but we worked very closely with three identified communities to complete the application. The team has identified the three communities we will be working with – Trenton, Irvington, and Riverside to develop a scope of work and letters of commitment from the three communities. If we are successful, the State will receive about \$2 million over three years to provide technical assistance and capacity building for these three communities. We expect to hear in the spring of 2024.

The State Planning Commission approved the publication of the Rules and the responses to the comments. Staff is working with OAL to publish them in the next NJ Register. OAL expressed concern regarding adding the definitions of climate change to the Rules as they deemed those changes to be substantive and the Rules would have to be reposted. We elected to leave the Rules as is, but will include the definition in the State Plan update.

Later in today's agenda, staff will present the warehouse model ordinance for discussion. As the Chairman mentioned, we will discuss it only as we received substantive comments and we will give the public 30 days to comment.

The next scheduled Interagency Council on Climate Resilience is scheduled for December 12 and that meeting is an agency head meeting to bring cabinet members up to speed on the activities of the Council. I will be representing the Lt. Governor in this meeting.

The Office met with DEP to discuss the next steps for the Interagency Council on Climate Resilience. We are working with them to determine how the IAC can be most effective.

Staff attended a Route 9 TOD State and Regional Advisory Committee meeting. This is the first meeting and the study is engaging local government and regional and state agencies to help create a collective vision and strategies for transit-oriented development along the corridor.

Staff attended the NJ Coastal Resilience Collaborative's Coffee Chat that focused on community standards for resilience, ecological, and accessible design.

Staff participated in the Morris Canal Working Group Meeting and the NJ Conservation Blueprint meeting.

The Office participated in meetings related to

- NJTPA, DVRPC, SJTPO
- County Planners Association
- Coastal Coalition
- Rutgers MACH
- NJDOT's Transit Village Task Force
- IAC
- NJ Coastal Resilience Collaborative Technical Assistance Coffee Chat

OIT provided the test site of OPA's new website for review. It is a vast improvement of the existing site. The next step is to work with OIT on each page that has been identified.

The Office received a request from Jon Hurdle from NJ Spotlight for information regarding the Plan update. The response was sent. No coverage has been seen yet.

S-3467 (Identical Bill A-5027) - "Requires basic course in land use law and planning offered to certain officials to include module on warehouse development and high-density development." The Bill has been reported out of the Committee. The Office supports the Bill.

A-5802 (No Senate counterpart)-Establishes pilot program in Office of Planning Advocacy to reimburse municipalities for certain expenditures concerning warehouse development; appropriates \$1 million. Bill language has been posted and the Bill has been referred to Committee.

State Plan Update

- The first draft of the goals and strategies of the Plan was forwarded to the Interagency Workgroup and the Plan Development Committee for first-round comments. A google docs group has been set up for the Interagency Workgroup and the Plan Development Committee to access the documents.
- Work has begun on a template format for the Plan document and staff is developing a fillable PDF for required responses from the counties once the Preliminary Plan is published.
- The December Interagency Workgroup meeting was held on December 1.
- The DEP stakeholder meeting was held on November 28 and introduced the programmatic staff to the Plan Update, why it is important, and the critical role that the DEP programs play in determining mapping protocols. All DEP programs were represented. Follow up meetings are in process.
- We held two mapping tool training sessions, primarily for counties, approximately 65 attendees in both sessions attended. Twenty of the 21 counties were represented. The training was added to the public input site for future reference.
- The Office has received comments from the Pinelands Commission addressing some boundary discrepancies between the State Plan map and the Pinelands map. Those discrepancies have been corrected.
- DVRPC may be willing to secure a consultant to assist the 4 municipalities within their territory with cross-acceptance. If those talks go well, I will likely reach out to the other 2 MPOs to see if they are willing to do the same.
- Development of the "Outreach 2" effort is underway. To get better representation from underserved communities, a plan is being developed to hold an outreach program in the communities that have previously had limited representation.
- A call was held with the Department's Office of Faith-Based Initiatives where specific stakeholders were identified. OFI has agreed to send introductory emails for us to follow up with for our "Outreach 2" effort. OPA also reached out to the NAACP and we await a reply. The Office also reached out to Emerald City Collaborative for their input regarding program structure and suggested stakeholders.
- The Plan Update session at the League of Municipalities was quite successful. The room was full; approximately 90 people attended the entire session. Many League attendees stopped by the BAC booth and participated in the survey. There are over 500 participants so far in the online survey.
- Director Rendeiro presented to the Sussex County Planning Board, some Sussex County municipalities, and the Economic Development organization on December 4. The presentation provided the county an overview of the State Plan update and the county's role during the Cross-Acceptance process.
- Presentations are currently scheduled for the Monmouth County Transportation Council, and the Somerset County Planning Partnership.
- The Office met with Fair Share housing to discuss how we can better align the State Plan with the upcoming affordable housing obligation. It was a good "first step" toward better coordination.

- Regular follow-up meetings with the consultants and the counties and training on the Public Input software continue. Regular meetings have been set up for the first half of 2024 with the consultants and the Interagency Workgroup.

Director Rendeiro reported during the all consultant meetings on December 5 that a timeline was developed for the next three months. Although it is an aggressive timeline, the office is hoping to have the Preliminary Plan to the SPC for approval by March/April 2024. It was suggested that before it is adopted, that one or two additional webinars be scheduled for the general public to receive additional input.

Chairman Wright stated he was pleased to hear that OPA met with DEP and thanked Commissioner Angarone for organizing the meeting. He asked if similar meetings are being discussed with other Agencies as he feels it would be a good model to follow.

Director Rendeiro stated that before Andy Swords, DOT retired, he was working on scheduling a meeting with OPA and their senior management team and she will be following up with their office. She welcomed the opportunity with other Agencies during the Interagency Workgroup meeting.

Commissioner Angarone reported that it was a productive meeting. There were 50 to 75 representatives from every program at DEP. They certainly understand now the implications of the State Plan on their program and vice versa.

Chairman Wright stated he was pleased to hear about DVRPC helping provide funding for Cross-Acceptance. MPOs were structured to provide funding for planning and it's a huge opportunity for the counties.

Director Rendeiro said she is looking forward to her meeting next week. The four counties that will be impacted are Burlington, Gloucester, Camden, and Mercer.

Commissioner Santola congratulated Director Rendeiro on her successful presentation at the NJ League of Municipalities.

Chairman Wright reported that the Governor made supportive comments about the State Plan during his speech at the NJ League of Municipalities.

Commissioner Oakman asked Director Rendeiro if she knew the timeline for the second outreach efforts.

Director Rendeiro said she doesn't have them scheduled yet, but she is hoping it will be some time in January. She met Mayor Bollwage from the City of Elizabeth and the Mayor offered to host an outreach event in Elizabeth, so she will be reaching out to their Business Administrator.

Commissioner Terenik commended Director Rendeiro on her presentation at the NJ League of Municipalities. It was well done and what a call of action for the office to bring the Plan to the communities. It was the most consistent comment from the attendees.

NEW BUSINESS

Director Rendeiro reported there were some questions about whether the subcommittees needed to comply with the Open Public Meetings Act. After extensive research, it was determined that because there is no quorum, the office does not need to comply with the Open Public Meetings Act on the subcommittee meetings. She is proposing that in both the PIC and PDC meetings we will not announce the Open Public meetings Act but will continue the Pledge of Allegiance and the minutes will now be a meeting summary. Since we are not required to open the meetings for public comment, we will still have the meetings open to the public but will request comments to be sent in writing for subcommittee meetings only.

RESOLUTION 2023-21- Resolution of Approval of State Planning Commission Annual Meeting Schedule 2024

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://www.nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-21.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2023-21. The motion was made by Shanel Robinson and seconded by Danielle Esser. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Frank Gaffney, Susan Weber, Bruce Harris, Nick Angarone, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, Jeffrey Oakman, and Chairman Wright. Nays: (0). Abstains: (0) Resolution 2023-21 was approved.

RESOLUTION 2023-22- Resolution of Approval of SPC Plan Implementation Committee Annual Meeting Schedule 2024

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://www.nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-22.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2023-22. The motion was made by Shanel Robinson and seconded by Danielle Esser. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Frank Gaffney, Susan Weber, Bruce Harris, Nick Angarone Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, Jeffrey Oakman, and Chairman Wright. Nays: (0). Abstains: (0) Resolution 2023-22 was approved.

RESOLUTION 2023-23- Resolution of Approval of SPC Plan Development Committee Annual Meeting Schedule 2024

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://www.nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-23.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2023-23. The motion was made by Shanel Robinson and seconded by Danielle Esser. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Frank Gaffney, Susan Weber, Bruce Harris, Nick Angarone, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, Jeffrey Oakman, and Chairman Wright. Nays: (0). Abstains: (0) Resolution 2023-23 was approved.

RESOLUTION 2023-24- Resolution of Approval of Designating Official Newspapers of the State Planning Commission

Director Rendeiro read the resolution.

The Resolution can be found at:

<https://www.nj.gov/state/planning/assets/docs/meeting-materials/spc/resolutions/certified-resolution-2023-24.pdf>

With no further discussion or questions, Chairman Wright asked for a motion to approve Resolution 2023-24. The motion was made by Shanel Robinson and seconded by Danielle Esser. Chairman Wright asked for a roll call vote. Ayes: (13) Danielle Esser, Frank Gaffney, Susan Weber, Bruce Harris, Nick Angarone, Vice Chair McKenna, Keith Henderson, Shanel Robinson, Elizabeth Terenik, Stephen Santola, Julia Somers, Jeffrey Oakman, and Chairman Wright. Nays: (0). Abstains: (0) Resolution 2023-24 was approved.

Chairman Wright reported that Dan Kennedy could not stay for the duration of the meeting but left the following comment in the chat:

“Mr. Chair & Donna, I am on a bit of a time crunch and wanted to say for the record NAIOP NJ appreciates the approach you are taking with getting more input before you proceed with adopting a final model "warehouse" ordinance. I want to be clear that we believe there are many positives in this draft and we are not opposed to the SPC adopting a model ordinance for any issue that would be helpful to local governments. Our concerns relate to the level of detail in some sections that in my opinion go past what should be in a model ordinance. We will send in detailed comments now that we have received a draft (thank you). - Dan Kennedy, CEO NAIOP NJ”

Director Rendeiro stated as mentioned, the office received substantive comments from the Commission as well as members of the public. Director Rendeiro referred to Colleen McGurk to discuss the original recommendations and any changes/updates based on comments received. Any comments should be sent to OPA by December 29.

Colleen McGurk summarized the comments received. The main comment received is why the model ordinance stops at 350,000 Square Feet. The logic behind that is that anything larger than that creates such a substantial impact that they thought it should be a use variance not a conditional use that could end up before the planning board. Otherwise, the board and municipalities will not have much control over what they ask for including offsite improvements so they felt any over 350,000 SF should be use variance or redevelopment.

Colleen McGurk reported the Office also received comments from Commission members Julia Somers and Stephen Santola. The Office also received comments from DOT and DEP as well as some corrections from Adam Marshall, DAG. The main comments received is that it was very detailed but also very broad, which we will review. Another item mentioned is the height, we have it at 40 Feet. Stephen Santola suggested it be 45 Feet might be more appropriate. We could have it at 40 Feet as the permitted height, allowed to go up 45 Feet if the buffer setbacks are increased for every foot by two feet, so that they have to give back something in order to get the additional height. Nick Angarone had some changes that were sent in an email which were planting in the bio retention, there was some concern in the type of plantings that can go in which we can remove. Permeable pavement was also a concern, which we could add language. Colleen McGurk asked Nick Angarone if the municipalities have to adopt the DEP storm water manual. She stated she believes they were required to adopt, if not we can add language.

Commissioner Angarone stated DEP wants to ensure best practices and we are not setting up any conflict between ordinances and regulations.

Colleen McGurk reported DOT comments were regarding bike and pedestrian safety which we added to the document. Colleen McGurk and Ben Spinelli gave a presentation to a Real Estate Appraisal Group where Mr. Spinelli stated that in the future we need to be concerned about decommissioning large warehouses and what's going to happen to them so they are not sitting empty, so that was also added. The office also recommended electric vehicles for the trucks. Stephen Santola also commented on the minimum lot size and suggested we should focus on building and impervious coverage and floor area ratio which we are also reviewing. He also commented that the buffer should not be one size fits all. The office separated into two, 100,000 to 250,000 and 250,000 to

350,000 different criteria. For buildings on the same lot the office believes they do not need a buffer but it should have a setback but the office is also reviewing.

Commissioner Somers raised several issues, in her experience, one was in the parking areas for some warehouses are being used to store the large containers and those containers are being used as storage on site. She doesn't believe it is something that has been focused on and it's not a good idea. It increases the size of the warehouse without the towns permitting it. She wanted to know if that can be addressed. Also she was concerned about offsite traffic and wanted to know if there's a way neighboring communities to comment on offsite traffic.

Colleen McGurk said Commissioner Somers mentioned existing uses and approved uses using the parking areas to rent out areas for trailers. Any approved site plans should take care of that and should not be permitted. Code Enforcement would have to go out and address it. She did add language in the ordinance to clarify that it is not permitted. As far as adjacent municipalities, if they are within the 200 Feet they will get noticed. They can attend meetings and provide comments but if the municipality wants the warehouse they can move forward.

Commissioner Somers suggested the perhaps there can be a requirement that all neighboring municipalities to the town should be notified.

Director Rendeiro stated it is not going to be addressed in the ordinance. It would have to be a change in the Municipal Land Use Law.

Chairman Wright said in the guidance we talked about regional planning. The question is what can translate from the guidance into the actual model ordinance and do we open ourselves up to essentially suggesting an ordinance that will pass MLUL.

Commissioner Henderson suggested that in the narrative section, we could be asking for a proposed scheduled whether if there is going to shift work going on or starting and end times of the shifts might be so some sort of traffic coordination concept could at least be deliberated by the planning board as part of their approval process.

Colleen McGurk said in the narrative section towards the end of the document asks for uses, materials, hours of operations, staffing, etc.

Vice-Chair McKenna stated that in every municipality that he has appeared on any land use matter have asked all those questions.

Commissioner Santola stated the reality in New Jersey are that any project is going to take you from beginning to construction 3+ years. Buildings are getting built on spec because if you wait for a build to suit, nothing will happen. It's frustrating because we can't tell a planning board we don't have a tenant yet. The market has taken over and we have to be in 90 days or 6 months to a year and you can't take their plan and go through the planning board and State agencies in order to get the tenant into place. Eighty percent of the applications that are going to the planning boards are spec buildings that the narrative simply won't be possible to put together. He stated if the tenant is known, the narrative would become important but that's not where the market is and we don't want to encourage municipalities to pass ordinances that are well outside of the market.

Director Rendeiro said that is what we are trying to navigate through.

Colleen McGurk said they should provide as much details as they can and if it changes, they should have to come in to amend the resolution.

Commissioner Santola said there is a lot of data out there that deals with the size of the building and number of the docks that can address to traffic. While he agrees it's a concern not having all the specifics, there are other methods being used like traffic studies and truck route studies that are mandatory. Those are all things that are happening

with responsible development. If we don't want to have warehouse development in New Jersey, we should encourage the build to suit model, as that will in essence discourage that portion of the market. If we want to encourage it in the right places, we have to have an understanding in what the market is dictating and that's spec building.

Director Rendeiro we want to encourage it in the right places and the right siting but it's difficult to make that determination. We will review the language and make recommendations.

Commissioner Harris asked if MLUL does not allow the planning board to consider offsite traffic. In the case of redevelopment projects, you can negotiate with the developer to provide some offsite traffic improvements but you can't mandate it. Can the planning board require that the developer conduct a traffic study after the project is completed?

Director Rendeiro responded it is silent as long as the developer doesn't challenge it, it can be done.

Commissioner Somers said she doesn't remember seeing a statement about conforming Highlands's municipalities being expected to follow Highlands's warehouse guidance.

Colleen McGurk responded she does not recall seeing it and we can add more specific language regarding the Highlands.

Commissioner Santola stated the key is making sure the municipalities are reviewing it.

Commissioner Esser said given the amount of time this ordinance has been going through review, it would be helpful to have a list of towns that have reviewed it.

Director Rendeiro responded that it was primarily taken from the guidance but we do not have a list of who has reviewed it.

Commissioner Esser stated OPA has had a lot of partners that have worked on the guidance. Understanding who the collaborators are also helps understand where this guidance is coming from. This is best practice if you're building on undeveloped land, but if you have a more urban environment, it's going to have to be amended on a case by case basis. We preferred to have larger setbacks, but sometimes that's prohibitive if you're trying to accomplish a certain goal.

Chairman Wright said the Commission or the office wouldn't know if a town grabbed the ordinance and started to consider it locally.

Commissioner Santola agreed with Chairman Wright and that's the concern with the level of detail that is provided is too specific. He suggested front yard setback should be closely considered because the height of these buildings tend to be taller than prior buildings so we can flag the issue or suggest a range but to say 200 Feet front yard setback is not going to work.

Director Rendeiro said we will review and make necessary edits.

Chairman Wright suggested flagging the setback guidance and need to be contextual.

Commissioner Santola agreed with Chairman Wright.

Commissioner Henderson said the maximum lot area is twelve acres and the maximum building coverage is thirty-five percent, that means that the largest building footprint you could have is about 183, 000 SF, yet we go on to talk about 100 to 250, 250 to 350. The floor area ratio in that scenario would be limited to 235,000 SF. He questioned

how it relates with mixed-uses where warehousing gets mixed with other industrial uses or retail. The limitation of one curb cut would hinder the development.

Colleen McGurk agreed with Commissioner Henderson's comment on the one curb cut. The office will review the language and make necessary edit. She also agreed with the math regarding the max lot size and will review and make the necessary changes.

Commissioner Angarone asked for the guidance timeline.

Director Rendeiro said it will be open for public comment until December 29. Once the office has reviewed all comments from the public and Commission and incorporated the changes, the office would bring it back to the SPC in February.

Public Comment

Grant Lucking said as home builders asked if the document on the website. He suggested the warehouse ordinance be posted on the website at least 30 days before the meeting.

Director Rendeiro said the change will be made.

Carlos Rodrigues stated he is involved in numerous warehouse applications on the side of the objector. The provisions in the municipal zoning contemplate warehouses built by our grandparents and the bulk standards are wrong. The bulk standards need to be adjusted to the actual lot size.

ADJOURNMENT

With no further comments from the Committee or the public, Chairman Wright asked for a motion to adjourn. The motion was made by Danielle Esser and seconded by Jeffrey Oakman. All were in favor. The meeting was adjourned at 10:37 a.m.

ATTACHMENT A
NEW JERSEY STATE PLANNING COMMISSION ATTENDEES
DATE: DECEMBER 6, 2023 TIME: 9:34 AM

Adam Marshall, DAG
Andrew Lloyd
Angela Knowles, APA-NJ
Barbara Woolley-Dillon, DEP
Brooke Schwartzman
Carlos Rodrigues
Larisa Paxton, OCPD
Christine Faustini
Dan Kennedy, NAIOP NJ
Elena Thaxton, BPU
Frances Brown
Grant Lucking
John Hasse, Rowan
Jason Kasler, NJPO
Jeff
Jelena Lasko
Kathryn Balitsos
Matt Baumgardner, NJDEP
Megan Fackler, NJDOT
Rosemary Nivar
Steven Bruder, NJ SADC
Tim Evans, NJ Future
Walter Lane, Somerset County
Michael Gross
H. Dumont
Ruth Foster, NJDEP BCRP
Eugene Smith
Sean
Anthony Soriano, Morris County