



**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  
Plan Implementation Committee  
Minutes of the Meeting Held on August 26, 2020  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the August 26, 2020 meeting of the New Jersey Plan Implementation Committee (PIC) 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**

Danielle Esser, Director of Governance, NJ Economic Development Authority  
Freeholder Director Shanel Robinson, Chair, County Member  
Elizabeth Semple, Designee for Catherine McCabe, Commissioner, Department of Environmental  
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of State  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation

**Others Present through conference call**

See Attachment A

## **PLEDGE OF ALLEGIANCE**

Chairwoman Robinson asked everyone to recite the Pledge of Allegiance.

## **APPROVAL OF MINUTES**

Chairwoman Robinson asked for a motion to approve the minutes of the July 22, 2020 meeting. Before the motion, Director Rendeiro informed that there was a correction made on Walter Lane's title to the minutes. Chairwoman agreed and asked for a motion. Danielle Esser motion and it was seconded by Sean Thompson. With no further discussion or questions, Chairwoman Robinson asked for a roll call vote: Yes:(5) Danielle Esser, Susan Weber, Elizabeth Semple, Sean Thompson, Shanel Robinson. Nays: (0). Abstains: (0). The July 22, 2020 minutes were approved.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson commented that due to another meeting at 10:00 a.m. she designated Danielle Esser as a proxy, once the Chair had to leave.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro commented that there was an Interagency Workgroup meeting last week in which we started the conversation on policy initiatives, looking toward opening up the rules later this year. Also, that there was a preliminary discussion on policy updates and looking to bringing that discussion to the PIC shortly.

## **NEW BUSINESS**

### **DISCUSSION ON PROPOSED LAKEWOOD MAP AMENDMENT**

Chairwoman Robinson asked Director Rendeiro to present the discussion

Director Rendeiro recalled that the Township of Lakewood received Plan Endorsement on February 17, 2016. The Township completed their biennial review in March, 2020. As part of their biennial review, the Township requested a map amendment.

Director Rendeiro referred the presentation to Barry Ableman.

Mr. Ableman commented that according to Township of Lakewood's Biennial Report and Plan Implementation Agreement (PIA), 29 out of the 54 PIA items have been completed, while the remaining 25 are actively underway. Lakewood requested a 17 acre new industrial node.

Director Rendeiro commented that the map indicates that Lakewood is a PA2 and that the current industrial node is west of the parkway. The proposed node is to be east to the parkway. It is in a sewer service area.

Mr. Ableman commented that at the same time, DEP wants to remind the Township of Lakewood that the development of the lands under a CAFRA permit will require critical wildlife habitat mitigation for forested uplands and potentially wetland transition areas of 150 feet or greater, depending upon whether the wetlands support an endangered or threatened species habitat and/or listed plant species and are provided protection under the Coastal Zone management regulations.

Director Rendeiro commented that there was one comment received from Tim Dillingham, Executive Director from the American Littoral Society. He asked whether there were some environmental/CAFRA concerns including Critical Wildlife Habitat mitigation and potentially wetland transition areas.

Director Rendeiro commented that Mr. Dillingham's response will be submitted to the public record.

Mr. Ableman asked the members of the commission for this State Plan Map Amendment to be approved.

Chairwoman Robinson asked for questions or comments from the Commission members or the public.

Danielle Esser asked what other benefits will be afforded to the site.

Steve Reinman, Director of Economic Development and Executive Director of Lakewood Industrial Commission commented that Lakewood Industrial Node is one of the largest in the State with over 2,000 acres. It's the regional economic engine with over 15,000 people coming to work every day. Also, that with the overall growth of the town and population there is an enormous demand for commercial and industrial space. That this area has always been part of the industrial sector and that for some reason was not included in the initial process.

Mr. Reinman explained that the industrial zone is remote from the residential areas and that it is not ideal for any other use other than commercial or industrial use., It's physically separated by the Garden State Parkway from the rest of the industrial campus but it's close enough to be very relevant.

Mr. Reinman commented that they're in discussion with a number of proposers for commercial and industrial use for this area. Mr. Reinman considers this to be good for the region and for the town and fully recognizes that post having this established as a separate node they will contact a developer that will go through the regular CAFRA process.

Liz Semple thanked Mr. Reinman and commented that at this time the department does not object to the lands been put in the industrial node. Under CAFRA, the Critical Wildlife Habitat mitigation for forested uplands and potentially wetland transition areas of 150 feet or greater, depending upon whether the wetlands support endangered or threatened species habitat and/or listed plant species will be provided protection under the Coastal Zone management regulations.

Danielle Esser commented that it's helpful for municipalities to think forward and planning properly for their future and also thanked for coming forward with this proposal.

Chairwoman Robinson asked for questions or comments from the public.

Mr. Kevin Starkey, Attorney for Brick Township requested for the township to be allowed to submit a written comment. He explained that this property is located on the eastern side of the parkway and to get access to it they'll need to go over lands that are located in the Township of Brick and onto Brick Township roadways. Mr. Starkey commented that this change will have an impact on the Township and its residents.

Director Rendeiro asked for the comments to be submitted by the end of the week. Mr. Starkey agreed with the request.

Mr. Reinman explained that they will not need to go through Brick lands that there is the Old Town River Road which divides the towns and that they have access without coming into Brick properties.

Director Rendeiro, Danielle Esser, Liz Semple, Susan Weber and Sean Thompson agreed to continue the conversations; review and answer Brick's comments and to come back next month to the PIC for discussion.

### **CONTINUED DISCUSSION ON PROPOSED PLAN ENDORSEMENT GUIDELINES CHANGES**

Director Rendeiro commented that Matt Blake created a matrix to show and make sense of what some of the changes are since the last meeting. Also that there were last minute comments received.

Director Rendeiro referred the presentation to Matt Blake.

Mr. Blake shared the matrix and commented that there were comments received from DEP, EDA, Highlands Council and NJ Transit in which the most substantial were from DEP with respect to EO-89 suggesting additions to address the Greenhouse Gas Reduction Action.

Mr. Blake commented that this matrix will help to appreciate the substantial amount of various actions that will be added to this process.  
He named and went over the different columns on the matrix.

#### **Proposed New Municipal Action:**

- Advisory Committee shall engage the community through different interactive technologies and media.
- Climate & Coastal Resiliency Planning: Involves a 3-step process.
- Greenhouse Gas Reduction Action Plan.
- Hazard Plan.
- Environmental Justice and Social Equity.
- Contaminated Sites & Other Hazards Inventory.
- Resource Protection ordinances.
- Adoption of a Complete Streets Implementation Strategy.
- Sustainability Statement.
- Agriculture

Mr. Blake commented that as part of the comments received from the agencies and the public, there is also proposed seven new agency actions to be consider as part of the EO-89.

Danielle Esser asked if there are specifics on what the public are looking for. Mr. Blake responded no.

Director Rendeiro commented that the process for the municipality is taking 6 to 9, if not 12 months. That does take a lot of effort but what is being asked is good planning practices.

Director Rendeiro commented about the Gold Star Sustainable Jersey status. There are 6 items in the Gold Start program; OPA is recommending that the community complete 2 or 3 of those items to be more conscious of what is asked of the communities. The additional requirements are contrary, but necessary, to the goal of making the process more efficient.

Liz Semple commented and agreed that the Gold Star should not be mandatory and we need to identify any link to resources from the state. Also, suggested to have a conversation between BPU and DEP regarding their sustainable program(s). With this, we should be able to collapse to one section instead of two.

Nick Angarone from DEP commented that OEM will be working on updating their guidelines for the hazard mitigation plan and that, similarly, DEP soon will start working to develop more comprehensive resiliency planning guidance. He expressed that the PE guidelines is the starting point and that one of their goals is to ensure coordination between the hazard mitigation planning and the resiliency planning work.

Director Rendeiro commented that the next and last step will be for OPA, DEP, BPU and anybody else who would want to be part of the conversation collapse some of those items into more comprehensive and compressed set of guidelines to be presented to the PIC and finally to the SPC.

Danielle Esser asked that if with the challenges the state is facing now, are there any discussion on any extension of the timelines on the PE process. Also, if there is enough time to accommodate all the municipalities on the extension for endorsement.

Director Rendeiro commented that there has not been any formal feedback and that she would like to maintain the timeline as is. In terms of the extensions, Director Rendeiro explained that there are two current States of Emergency. One is the General State of Emergency which remain in effect until is revoked by the Governor and the second one is the Health State of Emergency that the Governor will renew every thirty days. Director Rendeiro explained that the extension is linked to the first one. She does not anticipate the general State of Emergency will be revoked before the end of the year. Municipalities have six months after that revocation before expiration. At this time, we are not looking to extend the deadline further.

Danielle Esser thanked Director Rendeiro and Matt Blake for the presentation.

Danielle Esser asked for a motion to move to public comments. The motion was made by Liz Semple and seconded by Sean Thompson. All were in favor.

## **PUBLIC COMMENTS**

Walter Lane from the Association of Counties commented that the state agencies can do a lot to assist and to help the towns in the process. That this is to be a partnership and cross acceptance from both sides the State and the towns to move the process forward.

## **ADJOURNMENT**

With no further comments from the Commission or the public, Danielle Esser asked for a motion to adjourn. The motion was made by Elizabeth Semple and seconded by Sean Thompson. All were in favor. The meeting was adjourned at 10:41 a.m.

DRAFT

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**

**DATE: AUGUST 26, 2020**

**TIME: 9:30 AM**

Steve Reinman - Lakewood Township  
Steve Simone - County of Ocean  
Walter Lane – New Jersey Association of Counties  
Frank Marshall -  
Nick Angarone - DEP  
Tom Stanuikyna -  
Sam Kaplan - BPU  
Meg Cavanagh - DEP  
Stan Slachetka, T&M Associates  
J. Slernesky, HMFA -  
Joanne Bergin -  
Tara Paxton - Planner, Township of Brick  
Kevin Starkey - Attorney for Brick Twp.