



**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 September 23, 2020  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the September 23, 2020 meeting of the New Jersey Plan Implementation Committee (PIC) 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  
Freeholder 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 Video conference**

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 August 26, 2020 meeting. Danielle Esser made the motion and it was seconded by Elizabeth Semple. 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 August 26, 2020 minutes were approved.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson did not have comments at this time and referred to the Executive Directors for a report.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro commented that the office is still working with Lakewood and Brick, hoping to bring it back by the next meeting. A petition was received from a developer for an affordable housing project in Holmdel for a map amendment and staff is currently going through the completion review and hoping to bring it to the PIC for recommendation in the near future.

Director Rendeiro commented that there are two items on the agenda, one is the continuing discussion of the Plan Endorsement Guideline changes. Primarily, there are two important requirements to be added to the guidelines related to climate change and equity requirements.

The second item relates to the Renewal Guidelines. Director Rendeiro commented that we will ask the Deputy Attorney General to review the Guidelines to determine whether we need to wait for a rule update or if we can simply update the guidelines.

## **NEW BUSINESS**

### **DISCUSSION ON PLAN ENDORSEMENT GUIDELINE UPDATES**

Director Rendeiro referred the presentation to Matt Blake.

Page 3-

NJ Transit suggested language about a disclaimer. Danielle Esser, Liz Semple, Chairwoman Robinson and Director Rendeiro agreed that this information should be placed with the benefit section as it's a critical information.

#### Page 6 – Step 5: Community Visioning

Liz Semple commented that DEP would prefer 3 workshops and more specific outreach to vulnerable populations. Director Rendeiro agreed and also suggested to leave it open for discussion on the SPC meeting.

#### Page 12 - Step 4: State Opportunities and Constraints Assessments

Matt commented that as previously discussed there are 6 new assessments done by various state agencies; Director Rendeiro explained that EDA will look at the economic opportunities section for overall guidance, but not a full economic analysis.

Page 13 – NJDOT requests clarity on the respective roles of NJDEP and NJDOT relating to State assets. Susan Weber commented that the two agencies need to discuss this further. Director Rendeiro commented that DOT can work with the local municipalities to help coordinate using resources to address climate change more efficiently and with more coordinated effort.

Page 14 - Liz Semple commented about Community Visioning and suggested adding virtual visioning. Director Rendeiro suggested adding different creative ways of ensuring community input.

#### Page 19 – Benefit Package

Matt commented that OPA and the state agencies are to agree that there is an actual benefit package to offer. Director Rendeiro suggested that this should also be part of the disclaimer, as benefits are under the rules of the grant package for each state agency.

#### Page 36 – Environmental Justice and Social Equity

Liz Semple and Director Rendeiro agreed that the new DEP guidelines should be consistent between agencies before is presented to the SPC.

#### Page 39 – Energy

Matt commented that this is a new section, after extensive conversations between OPA, DEP, BPU and Sustainable Jersey as previously discussed by the PIC, these are specific actions that are required and encouraged for the municipalities to take action to reduce Green House Ga.

Liz Semple asked if there is a financial resource available to implement these actions. Matt responded that there is a new section with a link to the NJ Clean Energy Program which will walk through what the program offers to the municipalities. There are several links in this section that talk about what the State Program related to energy audits.

#### Page 59 – Recycling

Matt commented that since the last PIC meeting there were comments received and that this section has been updated with a new language.

Matt commented that there was a comment received from NJDOT with respect of Transit Oriented Development. There is a subsection in the Transportation section of the guidelines to address those comments. Susan Weber commented that if a community already has an existing transit village, DOT suggested that should be mentioned in the circulation element.

Director Rendeiro asked for questions or comments from the Commission members.

Chairwoman Robinson commented that the PE Guidelines will move forward to the SPC and that Matt will work on the final summary, as a result of the comments received.

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

Director Rendeiro commented that the proposal for Renewal Guidelines will recognize the municipalities that exhibited good planning practices; that the intentions are not to reduce the requirements but to ask for updates rather than start from scratch.

Director Rendeiro referred the presentation to Barry Ableman.

Barry commented that The Plan Endorsement Renewal process is meant to build on earlier Plan Endorsement (PE) received from the State Planning Commission (SPC). The State Planning Commission wants to ensure that the Petitioner's plans remain aligned with the current State Plan and is in compliance with the current Plan Implementation Agreement. Since the Municipal Self Assessment (MSA) and Community Visioning were previously performed, they will not be required for Renewal, unless the current vision has changed or significant time has elapsed since the last visioning.

Barry also commented that a departure from consistency or lack of progress on the previous Plan Implementation Agreement without sufficient cause would make the Petitioner ineligible for simple renewal.

Barry continued with the presentation showing the 5 steps to follow:

- Step 1 – Plan Endorsement Renewal Request
- Step 2 – Endorsement Renewal Meeting
- Step 3 – Action Plan and Plan Implementation Agreement
- Step 4 – Recommendation
- Step 5 – Monitoring

Director Rendeiro stated that this process will, at the end of the 10 year endorsement period, ask the municipality for updated documents, statements from municipality that either addresses changes in the vision or acknowledges that the vision stayed the same. If there are changes, the municipality will be asked for additional community input if it hasn't already been done within a reasonable timeframe. All of the requirements will be expected in order to move forward.

Liz Semple from NJDEP commented that it should continue to be called a Municipal Self Assessment and determined on the case by case basis what they do and don't need to resubmit. Liz said that with most of the towns DEP is working with, they are asked to make changes because of climate change and there are no issues. There is no need to tell them up front that there is no visioning required.

Director Rendeiro agreed to look into the language as suggested by Liz Semple and to verify with the Deputy Attorney General.

Director Rendeiro asked for questions or comments from the public.

Walter Lane from Somerset County and the NJ County Planners Association commented that having the option for towns that have been doing good planning and not to have them to start from square one again is a great option. Also, that keep in mind that some towns have been doing resiliency planning for couple of years and visioning has been done, Mr. Lane asked not to discourage towns that have been doing the right thing to be able to move forward. Also, that some towns invest a lot of money in their initial plan endorsement.

Lt. Helen from the Negro Women Warriors commented that it seems that every 20 years there are changes and asked if there is anything for the municipalities and townships to build on and what is the projection on how long this is going to work. Helen also asked about renewal government energy aggregation and if in the transportation section, does that apply to the police vehicles and the buses.

Director Rendeiro commented that it's hard to say what would happen in 20 years especially with new technology. The Governor issued Executive Order 89 to deal with climate change, along with the Energy Master Plan. The Director commented that there are always going to be updates and that in future government they're going to look at new science. It's hard to put in a process that is going to be good for the next 15 or 20 years without updates or changes in the long run.

The Director answered the question about renewal government energy aggregation by saying that there are some municipalities that aggregate energy supply with one supplier to make it cheaper for the home owners.

Director Rendeiro answered the question about transportation by saying that electrifying police vehicles could apply depending on how much funding the municipality has and how they want it distributed. For the buses, is up to the NJTransit to decide and that there are discussions about it going on now. The school buses are under the authority of the local Boards of Education.

Ms. Becker from Middlesex County, asked that if for the renewal application will there be a checklist that can be used to guide the municipalities in to the process. Director Rendeiro responded there is an existing checklist in the website and that it will be updated soon.

Nick Angarone from NJDEP commented that after spending the last three meetings going over the significant changes for the new guidelines, we wanted to make sure that the new requirements are clear and consistent with NJDEP.

Walter Lane asked that for the Renewal meetings, if the counties are to be invited to participate on the prepetition meetings.

Liz Semple clarified that the updated guidelines with some modifications will be moved to the State Planning Commission and that the renewal will continue for discussion.

## **ADJOURNMENT**

With no further comments from the Commission or the public, Chairwoman Robinson asked for a motion to adjourn. The motion was made by Elizabeth Semple and seconded by Danielle Esser. All were in favor. The meeting was adjourned at 11:00 a.m.

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION ATTENDEES**

**DATE: SEPTEMBER 23, 2020**

**TIME: 9:30 AM**

Jason Kasler, NJPO

Lt. Helen, Negro Women Warriors

Walter Lane – New Jersey Association of Counties

Joanne – Student at Rutgers University

Nick Angarone - NJDEP

Tom Stanuikanys, Burlington County Bridge Commission-

Meg Cavanagh - NJDEP

Frank Marshall, NJ State League of Municipalities

Rhyan Grech, Pinelands Preservation Alliance -

Helen Henderson, NJ Littoral Society -

Steven Bruder, NJ Department of Agriculture-

Rashanda Nance, Trenton, NJ

Jonathan Sternesky, NJHMFA–