



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 November 22, 2021  
Zoom Video Conference**

**CALL TO ORDER**

Chairwoman Robinson called the November 22, 2021 meeting of the New Jersey Plan Implementation Committee (PIC) order at 9:33 a.m.

**OPEN PUBLIC MEETINGS ACT**

It was announced that notice of the date, time and place of the meeting has been given in accordance with the Open Public Meetings Act.

**ROLL CALL**

**Members Present**

County Commissioner Director Shanel Robinson, Chair, County Member  
Danielle Esser, Director of Governance, NJ Economic Development Authority (Arrived at 9:44 a.m.)  
Nick Angarone, Designee for Shawn LaTourette, Department of Environmental Protection  
Sean Thompson, Designee for Lt. Governor Sheila Oliver, Department of State  
Susan Weber, Designee for Diane Gutierrez-Scaccetti, 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 defer approval of the Minutes of the October 20, 2021 meeting to the next PIC meeting for approval due to lack of time for the members to review them. Nick Angarone made the motion; seconded by Sean Thompson. The minutes of the October 20, 2021 meeting will be on the agenda for approval at the next PIC meeting.

## **CHAIRWOMAN'S COMMENTS**

Chairwoman Robinson wished everyone for a happy, healthy and safe Thanksgiving season. Chairwoman said that what we all went through this past year and a half certainly reminds us that family is very important and that as commissioners of the SPC she encourages everyone to take time to reflect and enjoy time with your loved ones.

## **EXECUTIVE DIRECTOR'S REPORT**

Director Rendeiro did not have a report and moved to new business.

## **NEW BUSINESS**

### **Upper Township Plan Endorsement Recommendation**

Director Rendeiro began by introducing the proposal to move Upper Township Plan Endorsement to the SPC. She went on to explain that we requested a waiver from some of the steps within Plan Endorsement last month. She commented that there were not many changes made since that presentation. The Director announced that Meghan Wren will be presenting and will go over two topics. The first is the PIA and the other one is to bring everyone up to date on the mapping and discussions that are still ongoing. The Director commented that she's hoping to get Upper Township endorsed by the end of the year.

Director Rendeiro referred to Meghan Wren for the presentation.

This presentation can be found at:

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/draft-recommendation-report-pic-11-22-21.pdf>

<https://nj.gov/state/planning/assets/docs/meeting-materials/pic/materials/upper-pia-11-19-21-agency-comments.pdf>

Director Rendeiro commented that this was a tricky area for us but we think we came with a reasonable compromise. This was a former industrial area that has an approval from DCA as a redevelopment area. The Office wanted to make sure that the area that is vulnerable has some restrictions and that's why changes were made. The "tail" area is specifically for water dependent uses. Currently, there are no redevelopment plans in the redevelopment area, but we wanted to separate that area (the "tail") from the water dependent uses.

Mr. Paul Dietrich, Engineer for Upper Township, commented that the area has an extensive amount of soil contamination and that there is going to need a lot remediation. The redevelopment is necessary in order to clean the environment for the area. If the state agencies agree today, the township committee will be discussing the new

changes and later bring it to the planning board for a review. Mr. Dietrich commented that parts of the area being recommended to change to PA5 may be needed for the redevelopment because of the access road that goes through the site.

Mr. Dietrich said that “We finally have a new redeveloper, the developer has just bought the plant from the former Rockland Capital, RCK holdings last week. So now we can start really having the discussions and start putting a formal plan together to know how and that's going to be redeveloped as well as identifying the proposed landing site for the offshore wind cables. So that area's an integral part of the interconnection with the existing substation that's there. There are areas that may not be applicable to PA5 and we may want to remove from the PA5 because we need them for that interconnection.

Director Rendeiro commented that if they're still not sure about the redevelopment plans, she didn't think that she could bring it in front of the SPC until getting something more definitive from them because she would not propose something to the SPC that we have not agreed upon. The Director asked if they would get an answer before next week. Mr. Dietrich responded that would be impossible because their planning board will not be meeting until December. The Director commented that may have to put off the endorsement until January. She doesn't think it makes sense to bring it to the SPC unless there is an agreement.

Mr. Dietrich said that even the PIA still needs to be reviewed, we just received this final PIA. I think two weeks now, and our governing body will be looking at it tonight for the first time. Everything has changed. To be honest, it's been a frustrating process. We've started the mapping process back in 2019. And it seems like, every time I get a call it's like we need to tweak this now. And it's hard for me to communicate that to the planning board when we thought we were good. And then it changes again, I start to lose credibility in the planning board when I have to keep coming back for more changes, and more changes. Director Rendeiro commented that that is fair. That's a reason we want to get everybody's agreement before it goes to the SPC.

The Director opened it up to any of the committee members for comments.

Commissioner Esser commented that she liked to just echo what was just advised. The committee members, and the staff should have one last go at it. That the township should have a complete picture rather than continually having updates. Also confirming this is for full endorsement not a renewal because the rules aren't done yet. The Director responded that that is correct. That's why we needed the waiver last month, because the rules are not in place yet.

Sean Thompson asked Mr. Dietrich if there are any additional comments or concerns the Commission should be aware of from upper.

Mr. Dietrich responded “I think we're just really need to look at the timelines for the PIA just make sure of what we're committing to. We've tried to work with the state. We want to make a good faith effort. So we want a PIA that's going to work for both the state and the township. I think that's the goal for everybody. And so I think, now that we have this final draft version of the PIA, we can look at it and go over everything, I still have to get some of the final tweaks on some of the ordinance language, and some of the proposed ordinances have changed from when we initially got the draft ordinance back in 2019. I want to make sure everything is right. If we're going to make the commitment to the state that we're going to move forward, we want to make sure that we can do it”.

Nick Angarone commented that when it comes to the various timelines for the master plan elements, DEP will be looking for prioritization of the climate related issues so they can inform other elements of the master plan and that DEP is willing to be flexible on the timing of those other pieces.

Mr. Dietrich commented that they submitted for the technical assistance for the resiliency planning. They submitted a copy of the proposal to Meghan Wren this morning. That would encapsulate a lot of that resiliency planning to pull what has been done already and bring it all together and tie it into what the current recommendations are. Hopefully,

they will be fortunate that the proposal will be selected and move forward, and that they will be able to work on that resiliency to bring it all together.

Director Rendeiro asked the public for comments.

Director Rendeiro commented that the office will finalize these few pieces, Paul will go back and get commitment from his governing body, we will bring it back one more time to the PIC. The Director proposed that if there are any changes to bring it back to the PIC. But if there are no changes, perhaps we can go directly to the Commission. The Office will spend the next couple of weeks finalizing these pieces. If there are no substantive changes, then go directly to the SPC, or if the PIC would like to bring it back regardless of whether there are changes or not.

Chairwoman Robinson commented that she would want to see the pleasure of the Committee to take a motion on either direction.

Commissioner Esser motioned that if there are no changes, it can be can go directly to the SPC. But if there are changes should definitely come back to the PIC.

Sean Thompson and Nick Angarone asked if any changes are substantive. Commissioner Esser commented that if it's unclear, to bring it back to the PIC. Director Rendeiro suggested that she will summarize it in a memo to everyone and the PIC members can make a decision at that point.

Nick Angarone suggested that he is comfortable with deferring to the Executive Director's opinion on whether the changes are substantive.

Director Rendeiro commented the office would check informally with the appropriate agency. If it's a DEP requirement, and if it's changing a date, for example, then the Office would do it in consultation with that Agency. She is perfectly comfortable with saying if there are no changes, then it would go to the SPC, but otherwise bring it back to the PIC for consultation.

The resolution would state that in the Executive Director's opinion that the matter could go directly to the SPC if those changes do not alter the intent of the endorsement. Commissioner Esser reiterated that the PIC would follow the recommendation of the Executive Director.

Chairwoman Robinson asked for a motion to approve the recommendation, Danielle Esser made the motion, and Nick Angarone seconded the motion. With no further discussions or questions, Chairwoman Robinson asked for a roll call vote: Ayes: (5) Danielle Esser, Susan Weber, Nick Angarone, Sean Thompson, Shanel Robinson. Nays: (0). Abstains: (0). the recommendation was approved.

## **ADJOURNMENT**

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

Respectfully submitted,



Donna Rendeiro, Secretary  
State Planning Commission  
Dated: January 19, 2022

**ATTACHMENT A**

**NEW JERSEY STATE PLANNING COMMISSION  
PLAN IMPLEMENTATION COMMITTEE  
ATTENDEES  
NOVEMBER 22, 2021**

Jason Kasler - NJPO

Meg Cavanagh – NJDEP

Matt Baumgardner – NJDEP

Jonathan Sternesky – NJHMFA, Manager of Policy and Legislative Affairs

Paul Dietrich – Engineer, Upper Twp.

Grant Lucking - Chief Operating Officer at New Jersey Builders Association

David DuMont – NJDEP

Andrew Gold -

A. Soriano