



State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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CHRIS CHRISTIE
Governor

GERRY SCHARFENBERGER, Ph.D.
Director

KIM GUADAGNO
Lieutenant Governor

**New Jersey State Planning Commission
Minutes of the Meeting Held on March 21, 2012
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

Ed McKenna, Chair, called the March 21, 2012 meeting of the New Jersey State Planning Commission (SPC) to order at 9:35 a.m.

OPEN PUBLIC MEETINGS ACT

Vice-Chair Eskilson 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

Kenneth Albert, Public Member (arrived at 9:39 a.m.)
John Eskilson, Public Member
Monique Purcell, Designee for Douglas Fisher, Secretary, Department of Agriculture
Caren Franzini, Chief Executive Officer, NJ Economic Development Authority
Melissa Orsen, Designee for Lt. Governor Kim Guadagno, Department of State
Joyce Paul, Designee for Richard Constable, Acting Commissioner, Department of Community Affairs
Shing-Fu Hsueh, Mayor, West Windsor, Public Member (arrived at 9:38 a.m.)
Marc Larkins, Chief Executive Officer, Schools Development Authority
Edward McKenna, Chairman, Public Member
Michele Siekerka, Designee for Bob Martin, Commissioner, Department of Environmental Protection
Thomas Michnewicz, Public Member
Andy Swords, Designee for James Simpson, Commissioner, Department of Transportation

Others Present

(See Attachment A)

PLEDGE OF ALLGIANCE

Chair McKenna asked everyone to stand for the Pledge of Allegiance.

APPROVAL OF MINUTES

Chair McKenna asked for a motion to approve the minutes of the September 28, 2011 and January 18, 2012 meetings. Commissioner Eskilson made the motion and it was seconded by Commissioner Michnewicz. There were no discussions, comments or changes. Chair McKenna asked for a roll call vote: Ayes (10): John Eskilson, Monique Purcell, Caren Franzini, Joyce Paul, Shing-Fu Hsueh, Marc Larkins, Michele Siekerka, Tom Michnewicz, Andy Swords, Ed McKenna. Nays: (0), Abstains (1): Melissa Orsen.

CHAIR'S COMMENTS

Chair McKenna had no comments at this time.

DIRECTOR'S REPORT

Director Scharfenberger reported that since the last SPC meeting, the OPA had completed the six, statutorily mandated public hearings on the draft State Strategic Plan (SSP), which were well attended and offered a wide range of opinions and comments. In addition to revising the draft SSP, Deputy Director Kennedy and Director Scharfenberger continued presenting on the draft SSP at a number of venues around the State.

The second meeting of the Steering Committee was held. Topics covered included an update on the public hearings and final adoption schedule, a review of the draft Guidance Document for Agency Strategic Plans, a review of the "Advance Notice of Rules" for Priority Investment Area Criteria and a discussion on agency education and training. A second working meeting was held with agency representatives to further review the Draft Agency Guidelines.

The Brownfields Redevelopment Interagency Team (BRIT) hosted a presentation by the Township of Ewing, Mercer County for a Multi-Modal Redevelopment project for the former General Motors and Naval Jet Propulsion sites at the Trenton-Mercer Airport for a Transit Oriented Development concept plan. Other brownfields redevelopment projects being worked on include projects in the City of Linden (Union), Township of Riverside (Burlington); Borough of Ridgefield (Bergen), and Middle Township (Cape May).

Other OPA projects underway include the Galloway map change, the Somerset Regional Center and the Berkeley Plan Endorsement petition. The Office continues to work on finishing up the remaining PE petitions and closing any open grants.

Chair McKenna apologized to members of the SPC for his inability to attend the public hearings due to illness. He thanked Director Scharfenberger, Deputy Director Kennedy and OPA staff for all their hard work in connection with the public hearings. Chair McKenna noted that he received positive feedback on the hearing which included that the meetings were run very professionally, they were incredibly informational and that the quality of the comments received were very productive.

NEW BUSINESS

Overview of State Strategic Plan Public Hearings and Next Steps

Dan Kennedy, Deputy Director for the Office for Planning Advocacy provided an overview of the six public hearings and the next steps for the SPC in adopting the final SSP. Deputy Director Kennedy

thanked the organizations that hosted the public hearings and for their work in helping to organize the hearings.

Deputy Director Kennedy explained that the State Planning Act requires that within 60-days after the last public hearing the SPC must take action on the draft final SPP and that OPA intended to maintain that schedule. He also explained that the State Planning Rules require the public comment period to remain open until 30-days after the last public hearing thereby ending the public comment period on April 2, 2012. Deputy Director Kennedy noted that notice of the deadline had been provided to all interested parties. It was explained that once the public comment period ended the comments received would be packaged together and made available to the SPC and the public via the OPA website. In addition, a question and answer response document was being produced from general questions received during the public hearings that would also be available. Deputy Director Kennedy noted that because of the narrow window for the SPC to take action on the draft Final SSP, the OPA was suggesting that the April 18th SPC meeting be moved to April 25th. This will allow as much flexibility to the public as possible to review the proposed changes as a result of the public hearings and the public comments received and allowing for an additional week for public engagement. Deputy Director Kennedy noted that a redline version of the draft Final SSP which was approved in the Fall would be created so that the public could understand the proposed revisions being made to strengthen the SSP and the changes made to address the public comments received.

The OPA anticipates the redline version to be posted on the website by April 13th, so the public has an opportunity to see the revisions prior to the SPC taking a final action. Deputy Director Kennedy also requested the indulgence of the SPC to allow for a formal layout of the SSP after the final action was taken. It was stressed that no changes would be made after the SPC's final action, but would allow the OPA the ability to put the SSP in a presentable format for public consumption.

Deputy Director Kennedy explained at this time it would be inappropriate to discuss any specific changes to the draft Final SSP as the public comment period was still open. He noted that the OPA had ideas formulated on how to improve the draft. He also noted that the core mission of the SSP had been well received and that the goals and objectives of the draft SSP were in line with the State Planning Act.

Deputy Director Kennedy further explained that no action would be taken at the April 25th meeting on a rule proposal in relation to the "Advance Notice of Rules" for the Priority Growth Investment Area and Priority Preservation Area Criteria. The draft Final SSP calls for a transition of the State Plan Policy Map thereby allowing a smooth transition to the new criteria based system. The transition also allows for future dialogue and democracy in the development of the criteria based system through the rule-making process.

Lastly, it was discussed that the OPA intended to stay connected with the SPC members to ensure that the revised version presented reflects where the SPC thinks the SSP and the SPC should be heading in the future. Deputy Director Kennedy noted that the revisions would primarily strengthen the Plan by clarifying the role and adding details where the public thought clarification was needed, however, the revisions would not fundamentally change the direction of the SSP.

Chair McKenna asked for questions or comments from the Commission on Deputy Director Kennedy's overview.

Commissioner Franzini complimented the OPA staff on the professional job done with respect to the public hearings and raised two concerns. The first concern was in respect to the State Plan Policy Map and whether the OPA had given any thought to whether there would be any visuals developed to replace the current map after it had been transitioned out. The second concern raised was in respect to the certain words within the SSP and their meanings.

Director Scharfenberger responded that OPA was currently working on a glossary based on some of

the concerns raised with regard to certain terms and their meaning in the context of the SSP.

There was a brief discussion on the issue of visuals and the transitioning of the State Plan Policy Map to the criteria based system. Deputy Director Kennedy noted that there was general support for transitioning away from the map and that the SSP could be strengthened by describing that the map was staying in place until Mid-2013 and providing representative pictures of places that emulate the priority growth and priority preservation areas. Deputy Director Kennedy explained that the OPA would work towards having a rule proposal drafted for the SPC within a month or two after the SSP was adopted.

Commissioner Albert questioned how the different areas of the State would be depicted in 2013 and if a map would be used.

Deputy Director Kennedy responded that the SPC would be meeting the intent of the State Planning Act in a different way by having a dynamic tool that reflected the criteria and that the tool would be used by local governments and the regulated community to understand in general where the State goals are in terms of growth and preservation. Commissioner Siekerka also added that from the DEP's perspective the department has 27 different data layers that it has been working on and that the concept of mapping was not going away, just the idea of a map as a regulatory tool. There was a brief discussion on asset mapping and the fact that many of the departments typically have their own mapping and would continue to maintain that mapping. It was also discussed that many of the counties have their own mapping and the need for vertical integration of that mapping.

With no further comments or questions from the Commission members, Chair McKenna opened the floor to public comment.

PUBLIC COMMENTS

Mark Teribile thanked Deputy Director Kennedy for answering some of his questions during his presentation. Mr. Teribile asked whether the recordings of the public hearings would be available on the website. Director Scharfenberger responded that the recordings would not be posted on the website and that they were for OPA use only in processing the comments for incorporation in the revised plan.

Mr. Teribile asked about the stakeholder groups engaged in the process and what sorts of stakeholder groups were involved, whom did the groups represent, were there representatives of property owners and property owner interests included. Mr. Teribile also asked how property rights were going to be institutionalized in the SSP, just as the redevelopment process was meant to be institutionalized.

Director Scharfenberger responded that he could not speak precisely to the changes that would be made because the public comment period was still open. He explained that the SSP has always contained language that very clearly states that all development decisions would remain at the local level and that was where the private property owner's rights were protected.

Mr. Teribile thanked the Commission for their time.

Chris Sturm, New Jersey Future commented that she was pleased to hear the discussion on mapping. She noted that New Jersey Future had not yet submitted their comments, but would be doing so soon. She explained that New Jersey Future thinks the idea of moving to a more dynamic system makes sense as the old system was time consuming. She further noted that it was important that businesses and property owners be able to quickly find out which investment areas they qualify for. Ms. Sturm also explained that New Jersey Future was concerned about what kind of geographic information would be available as the SSP identified priority growth areas, priority preservation areas and then works to use that vision to line up State agencies to make it easier to grow in the right

places, easier to preserve in the right places and to also seek vertical integration. She further explained that New Jersey Futures thinks that the county approach may make sense and wants to see planning take a step forward. However there is a concern that unless there was intense mapping work going forward the process would take a step backwards. Lastly, she noted that the new system was going to require some time and public debate.

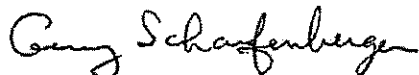
COMMISSIONER REPORTS

Commissioner Siekerka updated the SPC on the issue of water quality management planning which had been raised at many of the public hearings. She explained that the legislature provided an extension for counties to complete their plans which was signed by the Governor. It was reported that four counties had already submitted their plans and the remaining counties were scheduled to submit their plans either before the end of the summer or by August 1st. Commissioner Siekerka noted that there was a rush to get plans done and that each plan would have to go through a public process and then allow for the opportunity for site specific amendments. On a parallel track, the DEP started the rule-making process for the revised Water Quality Management Plan and has held five stakeholder meetings. Lastly, Commissioner Siekerka noted that the department was approaching water quality management planning in a more holistic fashion to be consistent with the SSP.

ADJOURNMENT

With no further comments from the SPC or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Commissioner Franzini and seconded by Commissioner Eskilson. All were in favor. The meeting was adjourned at 10:14 a.m.

Respectfully submitted,



Gerry Scharfenberger, Ph.D.
Secretary, State Planning Commission

Dated: March 26, 2012

