



State of New Jersey

DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
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Governor

GERRY SCHARFENBERGER, PH.D.
Director

KIM GUADAGNO
Lieutenant Governor

**New Jersey State Planning Commission
Minutes of the Meeting Held on September 12, 2012
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

Chair McKenna called the September 12, 2012 meeting of the New Jersey State Planning Commission (SPC) to order at 9:40 a.m.

OPEN PUBLIC MEETINGS ACT

Don Polambi, Deputy Attorney General 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
John Eskilson, Public Member
Monique Purcell, Designee for Douglas Fisher, Secretary, Department of Agriculture
Caren Franzini, Chief Executive Officer, NJ Economic Development Authority
Dominick Fiorilli, Designee for Lt. Governor Kim Guadagno, Department of State
Jim Requa, Designee for Richard Constable, Commissioner, Department of Community Affairs
Shing-Fu Hsueh, Mayor, West Windsor, Public Member
Marc Larkins, Chief Executive Officer, Schools Development Authority
Marilyn Lennon, Designee for Bob Martin, Commissioner, Department of Environmental Protection
Thomas Michnewicz, Public Member
Andy Swords, Designee for James Simpson, Commissioner, Department of Transportation
Edward McKenna, Chairman, Public Member

Members Not Present

None

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 July 6, 2012 meeting. Commissioner Michnewicz made the motion and it was seconded by Commissioner Swords. There were no discussions, comments or changes.

Chair McKenna asked for a roll call vote: Ayes: (12) Ken Albert, John Eskilson, Monique Purcell, Caren Franzini, Dominick Fiorilli, Jim Requa, Shing-Fu Hsueh, Marc Larkins, Marilyn Lennon, Thomas Michnewicz, Andy Swords, Ed McKenna. Nays: (0). Abstains (0). The Minutes for July 6, 2012 were approved.

CHAIR'S COMMENTS

Chair McKenna noted that he was excited about the two resolutions on the agenda and that the map amendments were the right thing to do from a planning perspective. He further thanked the staff for their great work.

DIRECTOR'S REPORT

Director Scharfenberger reported that since the last SPC, the OPA staff has continued to work on revising the draft State Strategic Plan. Two additional public hearings have been scheduled with one held on September 10 in Toms River and one to be held in Jersey City on September 13. He explained that a 30-day public comment period would commence on September 14. Following the public comment period the revised draft SSP would be sent to the SPC for final action.

Director Scharfenberger further noted that during this period work has continued on the agency plans and criteria. He noted that he recently meet with a subcommittee of the County Planners Association to discuss a number of issues including the State criteria for Priority Growth and Priority Preservation Areas and how to apply them at the county and municipal levels. Several counties have made remarkable progress in developing their criteria based on the proposed draft SSP however, some counties need further assistance.

Director Scharfenberger attended meetings of the Morris Canal Committee 25 Year Master Plan and Passaic County Heritage Committee noting that both initiatives were critical to spurring economic growth in areas not well-suited for large-scale industrial or commercial development.

Deputy Director Dan Kennedy met with individual agencies to assess progress and offer assistance in developing their plans in a timely manner.

Director Scharfenberger also attended a regular meeting of the Bergen Tea Party group in Wycoff, which had at least five other Tea Party groups from northern New Jersey in attendance. He reported that the meeting was very productive and allowed him to address many misconceptions about the draft SSP while allowing the Tea Party members the opportunity to convey their concerns and suggestions for revising the draft SSP.

Next, Director Scharfenberger reported that OPA's Brownfields Program has been working on a number of projects including:

- City of Linden – OPA conducted further work with the Turnpike Authority and DEP in moving the Tremley Point Turnpike connector road project forward.

- Town of Hammonton – working with the Town of Hammonton, the Pinelands Commission and Stockton College. The project calls for the adaptive reuse of a former manufacturing facility in the downtown area, 1.5 blocks from the train station and a designated Area in Need of Redevelopment into a Stockton College satellite campus.
- City of Elizabeth – the redevelopment of a parcel in between the Jersey Garden Mall and Newark Bay. This project, known as the Sino Gardens, totals approximately 30 acres. SinoGarden International Development Corporation’s proposal is a mixed use project (approximately 300 market rate residential units; 200K+ sq. ft. of retail; 300K sq. ft. of office and a 300 unit 4-star hotel) inspired by Asian architecture and culture.
- Township of Cranbury – redevelopment of the Unexcel munitions site for warehousing.
- Township of Oxford – the redevelopment of the Oxwall site, an approximately four acre parcel in the downtown area at the corner of Wall St. and Rt 31, across from the Shippen Manor. The last use of the site was a metal fabricator of hand tools that closed in the mid-80’s and before that it was home to other industrial uses. The Township is considering acquiring the site through tax sale foreclosure and/or possibly revising an adjacent ANR to include the site. Oxford Township received Highlands Plan Conformance in August 2011.

Director Scharfenberger further reported that a newly formed Brownfields Interagency Working Group (BIWG), consisting of representatives from OPA, EPA, DEP and NJIT, met with representatives of Newark, Paterson and Elizabeth to offer technical support and advice to these communities involved in the cleanup and redevelopment of brownfields sites. He explained that the purposes of the initial meeting were to present the City with an overview of the Brownfields Interagency Work Group; its purpose, structure and process; discuss the City’s brownfield projects and ascertain which projects the City deems as its highest priority; and discuss ways in which BIWG can assist the City with these priority projects. Meetings with other municipalities in the central and southern portions of the state will be scheduled in the near future.

In closing, Director Scharfenberger thanked the members of the SPC, the Administration and State Agencies for all of the support, assistance and patience as the finishing touches were being put on the draft SSP. Lastly, noting that the completion of the public hearings and 30-day public comment period would put the draft SSP on track for a vote by the SPC before the end of the year.

NEW BUSINESS

Resolution No. 2012-05 Authorizing an Amendment to the State Plan Policy Map in West Atlantic City/Egg Harbor Township, Atlantic County

Kate Meade, Planner for the Office for Planning Advocacy presented a brief PowerPoint presentation explaining that the recommended changes were based on new information that had altered the assumptions that were the basis for adopting the State Plan Policy Map. She further explained that the SPC has the authority to self initiate policy map changes, which was the case for both Egg Harbor Township and Edison Township.

Ms. Meade explained that on July 6, 2012 the SPC passed a motion to go through the process of self initiating a map change for both Egg Harbor Township and Edison Township. As required by the State Planning Rules, notice of the hearings was published and provided to the property owners within the proposed change and those within 200 feet of the proposed change. A web address containing the reports was included in the notice directing the property owners to the required reports and documents.

Ms. Meade reported that on August 6, 2012 a public hearing was held in Egg Harbor Township and

that it had been well attended. All questions from the attendees were answered to the audience's stratification. She noted that during the hearing no one went on the record with official comments.

She also reported that the Edison Township's public hearing was held on August 7, 2012 and that no one attended the hearing. Therefore, no comments had been received at that hearing.

The comment period for both matters remained open until August 31, 2012. During this time official public comments were received from Middlesex County in support of the proposed change within Edison Township. Egg Harbor Township also submitted comments in support of the proposed change within the Township.

Ms. Meade further explained that should the SPC approve the proposed changes, the OPA staff would submit notification to the New Jersey Register. However, the Egg Harbor Township change would require an additional step, due to CAFRA, whereby DEP would have to review and approve the change and also publish notice in the New Jersey Register.

Ms. Meade reviewed a map of Egg Harbor Township detailing the proposed planning area change which would result in a designation change of 160 acres. She further explained that the change was agreed to during the last round of cross-acceptance and logged into the Statements of Agreements and Disagreements as Issue 20. She explained that during the negotiations of the 2001 Plan Map the proposed map change area had been identified as a barrier island and subsequently mapped as Planning Area (PA) 5b. Subsequently, it was determined that the current designation was a mistake due to the fact that the area in question was attached to the mainland.

She explained that during the third round of cross-acceptance the county reiterated their request to make the proposed area a PA1 and the request was agreed to by staff. Since the map was never adopted and the State Plan Policy Map negotiated during the third round would not be adopted through the State Strategic Plan, OPA staff was requesting the change at this time.

Ms. Meade further explained that the entire area was served by sewer and public water. The waste water is sent to the City Island Sewage Plant in Atlantic County and the area was comprised of a R5 Residential District. The area between Atlantic City and Pleasantville was designated as an area in need of redevelopment by Egg Harbor Township via Resolution 2008-415 and encompasses part of PA1 on the Pleasantville side. Ms. Meade noted that the most up to date landscape data from 2007 indicates that 20 acres of the 160 acres or 12.5% of the site was suitable habitat for species on the NJ Threatened Endangered and Special Concerns List. In addition, the majority of environmentally sensitive land identified by the project had been developed previously and was disturbed. She explained that 2.5 acres providing habitat for State Endangered Species and sensitive features would be addressed site by site via the CAFRA permitting process. She also noted that the environmentally sensitive area did not include habitat for any federally listed species. The land classification according to the last tax assessment reflected that 31 properties were vacant, 100 were assessed as residential, 37 were commercial and 2 lots were public property.

Ms. Meade reiterated that the underlying assumption had been that the proposed area was an environmentally sensitive barrier island and that today there was data that disproved the underlying assumption. The OPA staff believes that the proposed area is more appropriate for development than for preservation. The proposed change would also be consistent with the municipal master plan and the proposed County Waste Water Management Plan which was pending DEP approval at this time. The OPA staff recommendation was for the SPC to adopt Resolution 2012-05.

Chair McKenna asked for a motion, Commissioner Lennon made the motion and it was seconded by Commissioner Michnewicz. Chair McKenna asked for questions and/or discussion from the Commission members. There were no comments or discussion at this time.

Chair McKenna noted that the official public comment period was closed on August 31, 2012 in connection with the Egg Harbor Township matter.

Public Comment on Egg Harbor Township

Emile DeVito, Manager of Science for the New Jersey Conservation Foundation noted that the foundation's Lake Bay Preserve was within the proposed area. He commented that it was unclear to him from the various maps whether or not the land that encompassed their preserve would be included in the map amendment. Ms. Meade responded that the area in question was excluded. Mr. DeVito asked for clarification as to whether the wetland areas that contain sensitive species would still have to go through the individual application process. Chair McKenna confirmed that that was correct.

With no further comments from the public, Chair McKenna asked for a roll call vote on Resolution 2012-05 Authorizing an Amendment to the State Plan Policy Map in West Atlantic City/Egg Harbor Township, Atlantic County. Ayes: (12) Ken Albert, John Eskilson, Monique Purcell, Caren Franzini, Dominick Fiorilli, Jim Requa, Shing-Fu Hsueh, Marc Larkins, Marilyn Lennon, Thomas Michnewicz, Andy Swords, Ed McKenna. Nays: (0). Abstains (0). Resolution No. 2012-05 was approved.

Resolution 2012-06 Authorizing an Amendment to the State Plan Policy Map in Edison Township, Middlesex County

Ms. Meade continued with the PowerPoint presentation and reviewed the proposed changes for Edison Township. She noted that the proposed map amendment would result in 281 acres (32 lots) being changed from PA5 to PA1. Ms. Meade explained that the proposed area had access to the NJ Turnpike, Routes 18, 1, 95, 287, 27, and was identified in the Master Plan as a Warehousing Node. In addition, the majority of the area had been included in the most recent draft of Middlesex County Waste Water Management Plan. A portion of the landfill had been included in the sewer service area. However, the back portion of the landfill had been excluded and would perhaps be appropriate for a utility scale renewable energy facility in the future and would not require sewer service.

Ms. Meade reviewed the 2007 Landscape Data noting that nine acres or 3% of the area was utilized by the Northern Harrier and the Yellow-Crowned Night Heron. The last tax assessment identified that 21 of the lots were vacant, eight were assessed as industrial and two were assessed as public school property. The zoning reflects that 215 acres were zoned as light industrial, 319 were zoned Raritan River Revitalization District, which promotes industrial and commercial uses, and 1.3 acres were zoned open space and recreation. Using the 1995 aerials that were available at the time of the last cross-acceptance process it was assumed that a lot of the land was vacant. However, more up to date update aerials reflect that the land had been developed significantly.

The underlying assumption had been that the area was environmentally sensitive and undeveloped. New data disproves the initial underlying assumption. The OPA staff feels that the area within the proposed change is more appropriate for development than preservation. The OPA staff also believes, at the time, the amendment would be consistent with the municipal master plan and the county's proposed Waste Water Plan, pending DEP approval at this time. The OPA staff recommended that the SPC adopt Resolution No. 2012-06.

Chair McKenna asked for any comments from the public on the Edison Township matter.

With no comments from the public, Chair McKenna asked for a motion, Commissioner Hsueh made the motion and it was seconded by Commissioner Eskilson. Chair McKenna asked for questions or discussion from the Commission members.

Commissioner Eskilson asked for clarification on the landfill and its relationship to the map

amendment. Ms. Meade responded that the landfill was part of the map change however; the back portion of the landfill was not part of the sewer service area.

With no further comments or discussion from the SPC, Chair McKenna asked for a roll call vote on Resolution 2012-06 Authorizing an Amendment to the State Plan Policy Map in Edison Township, Middlesex County. Ayes: (12) Ken Albert, John Eskilson, Monique Purcell, Caren Franzini, Dominick Fiorilli, Jim Requa, Shing-Fu Hsueh, Marc Larkins, Marilyn Lennon, Thomas Michnewicz, Andy Swords, Ed McKenna. Nays: (0). Abstains (0). Resolution No. 2012-06 was approved.

Staff Recommendation to Initiate the SPC Initiated Map Amendment Process: Mount Olive Township, Morris County (Motion)

Barry Ableman from the OPA explained that OPA staff was requesting approval to move forward with a SPC self initiated map amendment for Mt. Olive Township in Morris County.

Mr. Ableman presented a PowerPoint presentation noting that OPA staff was proposing to take 20 lots or approximately 413 acres and convert it from what had been assumed as an environmentally sensitive area but was in fact an area that was built-up with tremendous infrastructure.

He noted that the proposed area was currently designated a PA5, falls within the Highlands Planning Area, includes infrastructure, was within a Foreign Trade Zone and was not environmentally sensitive. A review of the maps showed buildings, access to major highways (80, 206, 46), access to the Boonton Train Line with two train stations within close walking distance in Netcong and Mt. Olive. Mr. Ableman also noted that along with the hard infrastructure already in place there was water and sewerage capacity to allow for further growth.

The proposed amendment would change the area from PA5 to PA2, adjoining a current PA2 in Netcong. Under the Highlands Regional Master Plan, approximately 75% of the area was within an Existing Community Zone and a small portion within the Protection Zone. Data showed that there was no ranked habitat within the area. The area encompasses approximately a million square feet of office and industrial space and approvals for an additional 700,000 square feet of office space. He noted that there were some concerns that the additional office space was subject to DEP review and approvals.

Lastly, Mr. Ableman noted that Mt. Olive, Morris County, DEP and the Highlands Council have all been apprised of OPA's recommendation to self initiate a map amendment and to conduct a public hearing for the proposed map change. He also noted that the development of the parcel was consistent with the municipal master plan and that the county had recommended that the area be included in the Waste Water Quality Management Plan. The OPA staff recommendation requested the SPC to approve a motion to start the self initiated map amendment process and authorize staff to initiate public notice for the required public hearing.

Chair McKenna asked for questions from the SPC.

Commissioner Eskilson requested clarification on a couple of the areas within the Protection Zone and whether they were within the proposed map change. Mr. Ableman responded that the areas were in the proposed change. However, there was no ranked habitat and the areas would still be subject to all approvals and reviews. Commissioner Eskilson reiterated that the areas were in the Protection Zone within the Highlands Planning Area and not within the Preservation Area.

There was a brief discussion on whether the open space/forested areas of the proposed change were in the protected area of the Highlands and how DEP rules would relate to those specific areas.

Commissioner Lennon questioned whether DEP had any special restrictions on the area in terms of

sewer service. Mr. Ableman noted that the area was within the current sewer service area and that it had been proposed in the submitted draft sewer service area for Morris County. He noted that for the area to move forward as a sewer service area the SPC needed to make an action to effectuate the underlying designation for it to be eligible.

Commissioner Purcell requested clarification as to whether Mt. Olive had to petition the Highlands Council for Plan Conformance. Mr. Ableman noted that the town did not intend to seek conformance.

Commissioner Franzini questioned how the planning area line was drawn on the map. Mr. Ableman responded that the lines were drawn contiguous to lot lines. Commissioner Franzini noted that from a business attraction standpoint it was difficult to attract tenants to the vacant commercial property because of the PA5 designation.

There was a brief discussion on PA5 designations and how such designation affects the ability to attract development and redevelopment of sites, in terms of how DEP rules take a broad brush on PA5 and have sewer service area exclusions and how the designation impacts some State aid that require properties to be within PA1, PA2 or designated centers.

Chair McKenna opened the floor to public comment on the Mt. Olive matter.

Public Comment on Mt. Olive Matter

Elliot Ruga, Senior Policy Analyst for the New Jersey Highlands Coalition noted that he had some map sets that he would like to share with the SPC. While the maps were being loaded on the computer, Mr. Ruga commented that even though there may be motivation to categorically change the proposed 413 acres from PA5 to PA1, there were environmental resources that must be acknowledged and taken into consideration before the SPC made a decision. He noted that his organization was not against development. However, if the SPC was trying to determine what were important considerations in deciding whether to make a map amendment it needed to really look at what was already in the area opposed to what it would prefer to be there. Mr. Ruga further noted that some of areas of the parcel were appropriate for development and there were some very important environmental features that also existed that the SPC should be aware of.

Chair McKenna asked Mr. Ruga whether today's meeting was the proper forum for his comments, based on the fact that the SPC was deciding on whether or not to even initiate the process of a map amendment. The refinement of the area ultimately would be designated after the public hearing and public comments, such as those he felt Mr. Ruga was about to make. Chair McKenna asked for any one from the Commission to weigh in if they disagreed with his understanding.

Director Scharfenberger commented that he thought Mr. Ruga's input was the type of input that was needed during the next step of the process.

Mr. Ruga responded that he understood what Chair McKenna was saying. He noted that there often was frustration felt by this organization that their comments were often heard at the very tail end of the decision-making process and he felt this was an opportunity to have their concerns considered at the beginning of the process, which might result in a better outcome. Mr. Ruga further noted that he would be happy to submit his comments more formally in writing. He asked that he be allowed to put on the record that the Highlands Coalition does have concerns about the site and that they have very sufficient State mapping to back up those concerns.

Chair McKenna thanked Mr. Ruga and commented that he welcomed his input and whatever details he would like to provide to staff and the SPC.

Mr. Ruga thanked the Chair and indicated he would very much like the opportunity to stay engaged.

Chuck McGoarty, Planning Consultant for Mt. Olive Township thanked Director Scharfenberger and Mr. Ableman for working with the Township. He noted that the Township has specific information about the sites that had been questioned but would wait until the public hearing to discuss that information. Lastly, he noted that the Township thinks it makes sense for the area to be changed.

Commissioner Purcell asked Mr. McGoarty to clarify whether Mt. Olive had come in for Plan Conformance with the RMP. Mr. McGoarty commented that Mt. Olive was going through Plan Conformance with the Highlands Council with respect to approximately the 8% of the municipality that was within the Preservation Area. He also noted that the Township would be adopting the Highlands Master Plan at its next meeting. The Township has chosen to not opt-in for the Planning Area.

Emile DeVito, Manager of Science New Jersey Conservation Foundation commented that he was a bit concerned with why Elliot Ruga from the Highlands Coalition was not allowed to speak about this issue. He noted that it was public comment time on agenda items and Mr. Ruga was basically told the SPC did not want to hear his comments.

Chair McKenna commented that it was not correct and clarified what he felt were the intentions of the SPC at this stage on the matter.

Mr. DeVito commented that he respectfully disagreed. He noted that where the planning area line was drawn becomes the focal point for everything going forward and that there were blatant omissions and mistakes by staff in the presentation about the history of the proposed area and the sites adjacencies to the Musconetcong River, Allamuchy State Park. He noted that twenty years ago, BASF "took" most of this land, from the State Park System. He further noted that drawing the lines along property lines instead of natural resource was a serious flaw in the process of the SPC's motion. He felt that staff was neglecting to provide important information and he would have more to say during the public comment period.

Chris Sturm, New Jersey Future commented that in general New Jersey Future was please to see movements from PA5 to PA2 where it makes sense and that it signaled where the State would like to see growth. She noted that as proposals are evaluated, New Jersey Future was looking closely at the sewer service areas because those areas were based on an evaluation of environmental constraints on the site and the growth areas of the State should be where they line up with infrastructure. She also noted that they were pleased to see the details on the underlying environmental features which provided for a better picture. Ms. Sturm recommended that for the public hearing the SPC should coordinate information from the Highlands Council on the two areas that were designated as Preservation Areas. She further noted that the Highlands Counsel did such detailed planning; New Jersey Future believes that the SPC needs to set a higher bar for any decision-making that goes against recommendations of the Highland Regional Master Plan. Ms. Sturm noted she had concerns with the forested area and the SPC should want to understand why the Highlands Council recommended it for a Preservation Area and what their position was today in the context of this overall proposal. Chair McKenna noted that staff was taking notes and coordination with the Highlands would be done.

Commissioner Eskilson commented that he felt the Highlands law initially anticipated that the SPC would use the planning and data produced by the Highlands Council and that was what should be done with respect to Mt. Olive.

Ms. Sturm questioned whether Morris County had submitted a position. Mr. Ableman indicated that the county had verbally supported the proposed change.

Commissioner Lennon commented that there had been different comments about sewer service areas as criteria for development. She noted that that planning area designation was just one

criterion used by DEP when it looks at the suitability of development and having those designations was not a *carte blanche* instant inclusion. She explained, that DEP still excludes wetland areas, flood hazard areas and areas of environmental sensitivity. She further noted that further exploration was warranted if the proposed area was being proposed in the Morris County and Mt. Olive maps. She also noted that the DEP entertains map amendments for both putting areas in and taking areas out of the sewer service areas based on feet on the ground information. She also noted that the latest round of sewer service areas has resulted in a net decrease in the sewerable areas throughout the State. She noted that she felt today's action was to initiate the process and that the staff agreed that the matter bears further discussion.

Commissioner Franzini commented that she agreed the SPC was just beginning the process. She further noted that as one member of the SPC, she has a very strong feeling that existing buildings need to be made viable but the undeveloped areas also have to be looked at as well with an in-depth review to understand the impact when the area is developed. It is important for the SPC to have that information in order to make a vote.

With no further questions or comments Chair McKenna asked for a roll call vote on the motion on the Mt. Olive matter. Ayes: (12) Ken Albert, John Eskilson, Monique Purcell, Caren Franzini, Dominick Fiorilli, Jim Requa, Shing-Fu Hsueh, Marc Larkins, Marilyn Lennon, Thomas Michnewicz, Andy Swords, Ed McKenna. Nays: (0). Abstains (0). The motion was approved.

PUBLIC COMMENTS

Chris Sturm, New Jersey Future commented that she attended the public hearing on the draft SSP held in Toms River and wanted to make sure everyone was aware of the great job done by Director Scharfenberger.

Emile DeVito, Manager of Science, New Jersey Conservation Foundation commented that he was sorry that the lines were drawn the way they were in the Mt. Olive proposal. He noted that he felt there was not enough work done ahead of time. He explained that there were a number of issues that were not addressed by the OPA staff such as:

- 65 acres in the Northwest corner formerly the Allamuchy Mountain State Park, which was bought by the BASF 20 years ago for \$10 million and was promptly abandoned,
- 25 acres in the middle of the proposed area being 25% environmentally sensitive,
- the 65 acres in the Northwest having endangered species,
- the 25 acres in the middle of the area along the Musconetcong River that is adjacent to open space and within a historic section of the Morris Canal.

He noted that all of the items listed need special consideration and the SPC should have heard about them before a decision was reached. He further noted that the SPC was setting itself up for wasting taxpayer dollars and setting itself up for a huge public battle instead of making the proper decision ahead of time at the staff level. He felt the fight would go on and would result in delays and problems ultimately affecting the reuse of the site. Mr. DeVito further noted that the lines in the proposal should conform to natural resources not property lines.

There were no further public comments at this time.

COMMISSIONER REPORTS

Commissioner Swords reported that the NJDOT was pleased to announce it had recently designated two additional Transit Villages, Dunellen and East Orange, which brings the total Transit Village designations to 26. He noted that the department was very pleased with the hard work done by both municipalities, because reaching the Transit Village designation was challenging and a difficult bar to

reach. He also acknowledged the hard work of the Transit Village Task Force.

Commissioner Purcell acknowledged Commissioner Franzini and her hard work over the years and how great it had been to have her in State government. Commissioner Purcell further noted that Commissioner Franzini has been a very effective leader at EDA and a valuable SPC member and that she was sorry to see her go.

Chair McKenna commented that he felt everyone shared Commissioner Purcell's sentiment. He noted that he felt Commissioner Franzini has been a superstar as far as State government was concerned and that the new leadership at EDA would probably never be equal to her. He commented that he has had the pleasure of working with Commissioner Franzini in the past. More importantly, he noted that as a resident of the State he has had the pleasure of watching her accomplishments. Lastly, he noted that Commissioner Franzini has done incredible work and that the citizens of New Jersey owe her a debt of gratitude. Chair McKenna wished Commissioner Franzini all the best.

Commissioner Franzini commented that she was pleased Governor Christie appointed her to be on the SPC. She noted that when she started in State government, with Governor Kean, the State Planning Commission was created. At that time she worked for the State Treasurer and the SPC had been in the Department of Treasury. She noted that it has been a real honor to be part of the creation of the SPC and to now end her tenure as a member of the SPC. Commissioner Franzini commended the staff of OPA for having a small staff with a lot of work and responsibility and their commitment to do the right job for the State of New Jersey. She thanked the team and her fellow SPC members.

Chair McKenna suggested that a formal motion be prepared for the next meeting to thank Commissioner Franzini for her work.

Commissioner Eskilson thanked Marilyn Lennon and Commissioner Martin for all their hard work on moving the sewer service area issue forward noting that it had been at a full stop for a couple of years. He noted that it was nice to have someone who not only understood the administration of such a difficult environmental policy, but also knew the rules, has been a part of the SPC and understood the connection.

Commissioner Lennon thanked Commissioner Eskilson for his comments.

ADJOURNMENT

With no further comments from the Commission or the public, Chair McKenna asked for a motion to adjourn. The motion was made by Commissioner Franzini and seconded by Commissioner Purcell. All were in favor. The meeting was adjourned at 10:40 a.m.

Respectfully submitted,



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

Dated: September 24, 2012