



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 January 21, 2015
State House Annex
Committee Room 1
125 West State Street, Trenton, New Jersey**

CALL TO ORDER

Vice Chair John Eskilson called the January 21, 2015 meeting of the New Jersey State Planning Commission (SPC) to order at 9:36 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
John Eskilson, Public Member
Roberta Lang, Designee for Douglas Fisher, Secretary, Department of Agriculture
Andy Swords, Designee for Jamie Fox, Commissioner, Department of Transportation
Cathy Scangarella, 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
Dan Kennedy, Designee for Bob Martin, Commissioner, Department of Environmental Protection
Charles McKenna, Chief Executive Officer, Schools Development Authority
Thomas Michnewicz, Public Member

Members Not Present

Ray Martinez, Chief Administrator, Motor Vehicle Commission
Edward McKenna, Chairman, Public Member

Others Present

(See Attachment A)

PLEDGE OF ALLEGIANCE

Vice Chair Eskilson asked everyone to stand for the Pledge of Allegiance.

APPROVAL OF MINUTES

Vice Chair Eskilson asked for a motion to approve the Minutes of the September 17, 2014 meeting. Commissioner Lang made the motion and it was seconded by Commissioner Hsueh. With no further discussion, Vice Chair Eskilson, asked for a roll call vote. Ayes: (9) Ken Albert, Roberta Lang, Andy Swords, Cathy Scangarella, Jim Requa, Shing-Fu Hsueh, Dan Kennedy, Charles McKenna, Thomas Michnewicz. Nays: (0). Abstains: (1) John Eskilson. The minutes were approved.

CHAIR'S COMMENTS

Vice Chair Eskilson had no comments at this time.

DIRECTOR'S REPORT

Director Scharfenberger reported that since the last State Planning Commission meeting, the Office for Planning Advocacy has continued to work on a number of ongoing projects.

Most notable being the Corporate Campus Initiative. This initiative seeks to provide assistance directly to municipalities in dealing with the number of vacant "corporate campuses" across the state. OPA will be developing strategies to work with municipalities and counties to assist in the adaptive reuse and/or redevelopment of these underutilized or vacant corporate suburban assets. This will consist of reviewing existing zoning regulations, working with our Partnership For Action partners in identifying potential industries and corporate users, examining alternative uses for a site, identifying successful corporate campus redevelopment projects as models, determining transportation and utility capacity for the site and working with our State agency partners to assist the municipality, County and property owner in repositioning these valuable assets. The first phase entailed four regional meetings that provided municipalities and counties with an overview of the project. These meetings were held in December in Atlantic County, Hunterdon County, Essex County and Somerset County. The next step will be to meet individually with municipalities to discuss existing conditions and their vision for the site. One meeting has already occurred with Readington Township to discuss the Merck site, which will be vacant in the coming months.

OPA has also begun lining up potential municipalities and projects for the next Interagency Working Group (IAWG) meeting. It is hopeful that OPA will have four meetings this year, with the first tentatively scheduled for February.

OPA is planning to hold approximately eight meetings of the Brownfields Redevelopment Interagency Team (BRIT) with one or more municipalities presenting sites for redevelopment. OPA is currently evaluating potential projects and will schedule the first meetings as soon as projects are verified.

OPA has also begun creating a Municipal Land Inventory. The inventory is designed to identify and inventory developable tracts of land under municipal ownership. This initiative grew out of a request from a developer for such information for a municipality in Bergen County.

Other initiatives include:

Upgrading the Site Locator tool by adding TOD, Transit Villages, Urban Transit Hubs, and so on.

Updating the SiteMart online database.

Helping to address commercial transit and parking issues. OPA has engaged in a number of requests to help resolve worker transportation and off-site parking needs from companies such as Amazon, Blue Apron, and Barnes and Noble.

OPA, as a core team member, is also actively participating in finishing the Together North Jersey project and pursuing an implementation initiative.

OPA will also continue to engage in public forums like: NJTPA, DVRPC, Central Jersey Transportation Planning Forum, Somerset Regional Center Partnership and provide representation on interagency task forces like DOT's Transit Village Task Force.

OPA continues to work as a core team member of the Morris Canal Working Group (MCWG). Two of the more notable projects include Berry Lane Park in Jersey City and the newly restored Lock 2E in Wharton Borough. The latter has been quite successful with its Morris Canal location, generating hundreds of thousands of dollars in revenue with events centered around this important historic structure.

Lastly, Director Scharfenberger thanked the members of the Commission, the Administration and State Agencies for all of the support and assistance they provided to OPA on our various initiatives.

NEW BUSINESS

Election of Vice Chair

Vice Chair Eskilson asked for nominations for Vice-Chair. Commissioner Lang re-nominated Vice Chair Eskilson and it was seconded by Commissioner Michnewicz. All were in favor, no opposed or abstentions. The re-nomination for Vice Chair Eskilson was approved.

Resolution No. 2015-01 – Approval of Annual Meeting Schedule

Vice Chair Eskilson asked for a motion to approve the annual meeting schedule. The motion was made by Commissioner Kennedy and seconded by Commissioner Swords. All were in favor, no opposed or abstentions. Resolution No. 2015-01 was approved.

State Planning Commission Subcommittee Reorganization

Vice Chair Eskilson read the current subcommittee organization and asked for any changes or modifications. There were no changes or modifications. Vice Chair Eskilson asked for motion to approve the subcommittee membership as read. Commissioner Lang made the motion and it was seconded by Commissioner Michnewicz. There was no further discussion. All were in favor, no opposed or abstentions. The subcommittees were approved as follows:

PIC Current Membership

Albert, Kenneth (Public)
Eskilson, John (Committee Chair)
Fisher, Doug (Agriculture)
Guadagno, Kim (Lt. Governor) (State)
Martin, Bob (DEP)
Michnewicz, Thomas (Public)
Fox, Jamie (DOT)

PDC Current Membership

Eskilson, John (Public)
Fisher, Doug (Agriculture)
Guadagno, Kim (Lt. Governor) (State)
Constable, Richard (DCA)
Martin, Bob (DEP)
Fox, Jamie (DOT)

Mckenna, Edward (Committee Chair)

Staff Recommendation to Initiate SPC Initiated Map Amendment Process: Cranbury Township, Middlesex County (Motion)

Barry Ableman gave a PowerPoint presentation on the proposed Cranbury Township map amendment. He explained that the SPC rules allow for the SPC to make map amendment changes if there are technical corrections, new information that was not previously known, through Plan Endorsement and through an individual owner petitioning the SPC. He also explained the next steps of the process should the SPC move to initiate the map amendment process.

Mr. Ableman discussed that the property in question was currently designated as PA4B, a rural sensitive planning area because, during the last SPC map revision, it was thought to be environmentally sensitive due to wetlands on the property. Subsequently, the property owner has informed OPA that there was a Letter of Interpretation (LOI) issued that acknowledged that there are no wetlands of significance on the property. He explained that the area looks like rural farmland but in the 1950's it was predominately used as a munitions factory that manufactured, tested and housed munitions and has since been deemed a remedial cleanup site. Mr. Ableman further noted that the property owner is currently in the middle of working through the remediation action plan in order to clean up the property.

Once the property is cleaned up the owner intends to build three different warehouses and office space amounting to approximately 2.7 million square feet. Mr. Ableman explained that in order for the project to be included in the sewer service area it was recommended that the property be changed to a PA2. The planning area change will also provide opportunity for economic incentives that would help pay for the cleanup.

In summary, the proposed property is a former munitions factory, and has no significant wetlands; the municipality has approved the development plans to build 2.7 million square feet of warehouse and office space. The property is also adjacent to another PA2 to the north and the surrounding area already contains warehouses so the development would not be an island of warehouses.

The OPA staff recommended that SPC move forward with initiation of the map amendment process for Cranbury Township.

There was a brief discussion regarding which roads were located near the proposed map change. Mr. Ableman also noted that there was a rail spur for freight trains and at the recommendation of the property owner and encouraged by DOT staff the owner is likely to try to connect to the freight rail.

Commissioner Kennedy noted that the DEP looked at the proposed change from a water resource management, land use and site remediation perspective and the department is comfortable with moving forward. He further noted that property is a high priority site to be cleaned up for the department. By stipulating private investment and by making the property eligible perhaps for a higher incentive package it is something that is very attractive for the State in general. The department supports the map amendment motion.

With no further questions or comments from the Commissioners, Vice Chair Eskilson asked for comments from the public.

Public Comment on Cranbury Township Matter

Helen Heinrich, New Jersey Farm commented that she was curious as to how the area was initially mapped as a PA4B.

Mr. Ableman responded that the land around the property was mapped as PA4 and suspected that it was a compromise to map the property as PA4B.

Ms. Heinrich noted that the Farm Bureau is concerned about losing any productive farmland at all and needed to ask the question. She further noted that this amendment would not be a loss to farmland and recommended approval for the benefit of the State's economy.

With no further public comments, Vice Chair Eskilson asked for a motion on the Cranbury Township matter. Commissioner McKenna made the motion and it was seconded by Commissioner Michnewicz. With no further discussion, Vice Chair Eskilson asked for a roll call vote. Ayes: (10) Ken Albert, John Eskilson, Roberta Lang, Andy Swords, Cathy Scangarella, Jim Requa, Shing-Fu Hsueh, Dan Kennedy, Charles McKenna, Thomas Michnewicz. Nays: (0). Abstains: (0). The motion to move forward with the SPC Map Amendment Process for Cranbury Township, Middlesex County was approved.

PUBLIC COMMENT

There were no public comments at this time.

COMMISSIONER REPORTS

Commissioner Albert asked Director Scharfenberger about the SPC's agenda for 2015, if there were alternate plans other than exploring responsibilities.

Director Scharfenberger commented that OPA will continue to address map amendment issues such as Cranbury's, which seem to be cropping up more and more. He noted that there may be a few more coming up in the near future. He explained that anything that can be done to rectify erroneous map designations to help projects move forward is an important part of the SPC's mission at this point. He also commented that some of the initiatives outlined in his director's report would most likely have some impact on the SPC agenda in the coming months.

Commissioner Albert commented that it sounded like the State Plan map has been sort of reinvigorated. He noted that personally he feels the map is a very important tool. He is glad it is being used and would like to see refinements on a larger scale and would like to know how those could be initiated.

Director Scharfenberger commented that the map is in place until it is replaced by another system and that the current adopted State Plan is what the SPC is bound by at this time. He explained that OPA was working within the confines of that system and will proceed that way until things change.

Commissioner Albert asked if there were any plans to reach out to county governments and ask them if they were interested in presenting map changes.

Director Scharfenberger commented no, but that the OPA was working with a number of counties on their individual master plans and that any changes or need for changes would come up during that process. He further noted that OPA has been integral in Monmouth County's updated master plan which should be out in draft form early this Spring. He noted that it was a great interworking relationship between all levels of government.

Commissioner Albert asked if there was any interest on the part of the SPC and OPA in terms of the State Plan or whether it was just unmentionable.

Director Scharfenberger commented that OPA is waiting for direction on the State Plan and for the immediate time, the office was working within the system that is in place.

Vice Chair Eskilson also commented that there were a number of items in the statute that have not been address in a number of years. He noted that the draft SSP is a terrific document but needs some updates at this point and personally feels it could do some good.

Commissioner Albert commented that we have had the opportunity to watch what happened with the Highlands, that it is not just an issue of planning in New Jersey. The legislative activity that created the State Planning Act, Highlands Commission, and the Agriculture Act are very powerful tools. He noted that his position has always been that planning does not have to take place only through these and only these missions and that there are many alternate ways to do planning. In his opinion, it is a very efficient, cost effective way to do it and it is a shame to not take advantage of these resources. He further noted that to him the writing on the wall is clearly that it is not the administration's direction and feels that is unfortunate.

ADJOURNMENT

With no further comments from the SPC or the public, Vice Chair Eskilson asked for a motion to adjourn. The motion was made by Commissioner Swords and seconded by Commissioner Michnewicz. All were in favor. The meeting was adjourned at 10:03 a.m.

Respectfully submitted,



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

Dated: February 3, 2015

NEW JERSEY STATE PLANNING COMMISSION

DATE: JANUARY 21, 2015

TIME: 9:30 AM

LOCATION: COMMITTEE ROOM 1, 1ST FLOOR, STATE HOUSE
ANNEX, TRENTON, NJ

NAME	AFFILIATION
Susan Weber	NJDOT
Helen Hornbush	NJ Forest Bureau