



**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*  
SHEILA Y. OLIVER  
*Lt. Governor*

TAHESHA WAY  
*Secretary of State*

**New Jersey State Planning Commission  
Minutes of the Meeting Held on June 19, 2109  
State House Annex  
Committee Room 10, 3<sup>rd</sup> Floor  
125 West State Street, Trenton, New Jersey**

**CALL TO ORDER**

Chair McKenna called the June 19, 2019 meeting of the New Jersey State Planning Commission (SPC) to order at 9:40 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, Deputy Chief of Staff, NJ Economic Development Authority  
Joseph Fiordaliso, President, Board of Public Utilities  
Shing-Fu Hsueh, Public Member  
Elizabeth Semple for Catherine McCabe, Commissioner, Department of Environmental Protection  
Don Palombi, Designee for Lt. Governor Sheila Oliver, Department of Community Affairs  
Douglas Fisher, Secretary, Department of Agriculture  
Andy Swords, Designee for Diane Gutierrez-Scaccetti, Commissioner, Department of Transportation  
Jay Boone, Designee for Tahesha Way, Secretary of State, Department of State  
Edward McKenna, Chairman, Public Member

**Others Present**

See Attachment A

**PLEDGE OF ALLEGIANCE**

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

## **APPROVAL OF MINUTES**

### **CHAIR'S COMMENTS**

Chair McKenna commented how glad he was for the SPC to be back in business, recognized the hard work that is going on at the office and the number of municipalities who had responded as far as the Center Designation.

### **ACTING EXECUTIVE DIRECTOR'S REPORT**

Acting Executive Director Melanie Willoughby noted that she's pleased to report that the staff of the office had been able to reach out to all the Town Centers with a few that did not respond. She explained that 30 had said yes and would like to move forward with Plan Endorsement, 6 are working with the County but they may not all commit to it; 10 had said no, 3 are probably no, 33 are under consideration and we have left messages with the remaining municipalities. She also noted that the office continues to move forward working with the 30 towns on the Plan Endorsement process and noted that there is about one year until the deadline of June, 2020 to be able to ensure that we have in some way resolved all the town centers.

Acting Executive Director Melanie Willoughby commented that she received two letters that she wanted to report. First, a letter from the Somerset County Planning Board from Walter Lane. Mr. Lane was in support of moving forward with the Millstone Center designation which was originally on the SPC agenda for today. Unfortunately, there were some items that still need to be discussed. She commented that Mr. Lane wanted to write to us to let us know how supportive the Planning Board is of the project and for us to move forward as quickly as possible.

Second, we received a letter through Secretary Way from Save Barnegat Bay about an administrative decision that was made at the State Planning Commission meeting on May, 15, 2019. They wrote asking for an appeal to Resolution No. 2019-05 by which the State Planning Commission granted Plan Endorsement to Lacey Township. We wrote back stating that Secretary Way is a member of the State Planning Commission and that the Commission's decision cannot be appealed to her. The Commission granted plan endorsement based on Lacey Township's consistency with the State Plan.

### **NEW BUSINESS**

#### **Recommendation to initiate SPC Map Amendment Process: Municipality of Princeton**

Chair McKenna asked Mr. Ableman to make the presentation to the Commission. Mr. Ableman explained that there are about 33.8 acres designated as Planning Area 3 or Fringe Planning Area since the last adoption of the State Plan in 2001. The area is located within the sewer service area of the Stony Brook Regional Sewer Authority River Road and is part of the Mercer County Wastewater Management Plan that was submitted in 2013 and is served by NJ American Water. Mr. Ableman commented that the project anticipated for this site is a 100% affordable unit development with minimal environmental constraints. The project consists of 65 units, with 1 unit for an on-site building manager for a total of 65 units. Today Mr. Ableman is seeking for permission to conduct a public hearing in Princeton to receive feedback from the public and a future meeting the State Planning Commission will determine if the map amendment is warranted, once public comment is received as a result of the public hearing in Princeton.

Chair McKenna expressed his agreement with Mr. Ableman that essentially what the SPC is doing is to moving forward to allow Princeton to have a public meeting. After the public meeting, Princeton officials will come back to the Commission regarding their proposal to request a map amendment.

Chair McKenna noted that looking at the area in question, its location near Route 206 as well as the adjacent medical center, the change from a Planning Area 3 to a Planning Area 2 is warranted.

Mr. Ableman expressed his agreement with Chair McKenna and confirmed the fact that the area has sewer service.

Chair McKenna commented that there is some urgency to the consideration of this map change due to the affordable housing project and its need to comply with the application dates to apply for Low Income Affordable Housing Tax Credits,

Chair McKenna asked for questions or comments from the Commission members.

Commissioner Fisher asked if the time line of the hearing is a normal process or an expedited one. Mr. Ableman responded that while this process is recommended to be done as soon as possible, it will comply with the standard timeline. There will be a notice to the property owners within 200 feet of the area, in addition to the public notice.

Acting Executive Director Melanie Willoughby commented that as a point of information if the public meeting is held in July, there will be a 30-day period for public comments before an SPC meeting can be held for a map amendment vote. The SPC would need to have a meeting in August in order to accommodate the timelines for the project developer to be able to apply for the tax credits.

Commissioner Danielle Esser expressed her agreement and support.

Chair McKenna asked for a motion on Princeton Map Amendment, Commissioner Esser made the motion and it was seconded by Andrew Swords.

With no further discussion or question on the Motion for Princeton Map Amendment, Chair McKenna asked for a roll call vote: Ayes: (9) Danielle Esser, Sam Kaplan, Shing-Fu Hsueh, Elizabeth Semple, Donald Palombi, Secretary Fisher, Andrew Swords, Jay Boone, Edward McKenna. Nays: (0). Motion to Princeton Map Amendment was approved.

Chair McKenna asked for questions or comments from the public.

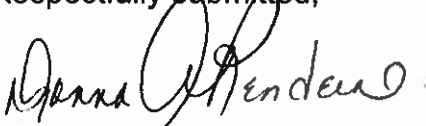
### **PUBLIC COMMENT**

Mr. Walter Lane from Somerset County, thanked for the opportunity and let the SPC know that the County and the Borough are disappointed that Millstone was not able to be on today's agenda but look forward to working with the Commission and the staff to hopefully take action at the August meeting. Mr. Lane noted that Millstone has done really good work over the years with the County and is trying to implement the State Plan at the local level. He commented that the Borough staff wish to move to Plan Endorsement and looks forward to work with everyone.

**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 Esser and seconded by Andy Swords. All were in favor. The meeting was adjourned at 10:01 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donna Rendeiro". The signature is fluid and cursive, with a large initial "D" and "R".

Donna Rendeiro, Secretary  
State Planning Commission

Dated: August 1, 2019

