NEW JERSEY COUNTY PLANNERS ASSOCIATION

President	Treasurer	Secretary	President Emeritus
Virginia Michelin	**Ryan Conklin**	**Elena Gable**	**Kamal Saleh**
Morris County	Warren County	Cumberland	Union County

NJCPA Regular Meeting

Friday January 24, 2025 11 AM //Meeting Held Virtually via Zoom

1. **Welcome and Introductions**

   Ms. Michelin called the meeting to order at 11:00 AM. Ms. Gable called roll call, noting that 13 counties were present at the onset of the meeting and that there was a quorum.

2. **Approvals**

   a. **Treasurer's Report**- Mr. Conklin reviewed the Treasurer's Report, noting that out of 21 counties, only one did not pay their dues in 2024. A motion was made by K. Saleh (Union) to accept the Treasurer's Report, with a second by T. Stanuikynas (Burlington). All voted in favor.

   b. **Meeting Minutes**- Ms. Gable reviewed the Meeting Minutes for the December 2024 meeting. It was noted that V. Michelin made edits to the minutes prior to its release. A motion was made by R. Knowles (Atlantic) and seconded by K. Saleh (Union) to accept the meeting minutes. All voted in favor.

3. **Guest Speakers: NJOPA- Informational Meetings and State Plan**

   D. Rendiero, wearing her State Plan Mama T-shirt, greeted the Association and informed them of her retirement in the coming week. She thanked the Association for their support throughout the State Plan process to date, and introduced W. Lane who continued the State Plan discussion.

   W. Lane gave an overview of the upcoming County Public Meetings, noting that the presentations in the coming months to the public will include a high-level review of the State Plan and the process of Cross Acceptance. W. Lane reminded the Counties that their Work Plans will be due to the Office of Planning Advocacy (OPA) by February 12th, and that the 4 counties who have not submitted their Resolution(s) to Act as the Negotiating Entity should reach out to his office to discuss their intentions.

   The State is hoping to have the State Plan adopted by the State Planning Commission in December 2025. Because of this timeline, the State is looking to receive the County Cross Acceptance Review Templates (CARTs) within 3 to 4 months of the public hearing. Once the CARTs are received, OPA and the Counties will begin the negotiating process. The State is planning to have six (6) public hearings on the State Plan in the fall so that the Plan can be adopted in December.

   A discussion between OPA staff and County Planner's ensued. Many had questions regarding the Highlands Council, and their involvement. W. Lane indicated that OPA is working to create protocol for those communities and is working to clarify their role. Other County's expressed their process for Plan Conformance, such as who will be completed the CARTs, attending meetings, providing assistance, etc.

   Once the CARTs are submitted by the Counties, the negotiating process will begin. During this time, the County will meet with OPA to discuss the agreements and disagreements. It was noted that the County

has the discretion to invite additional attendees, and that OPA will assist throughout the process to the counties.

4. **Agency Updates**

   In reviewing the members in attendance, there were no agency updates.

5. **Committee Updates**

   a. **Education & Technology**- F. Giarratana provided background information on the Education and Technology Subcommittee. She noted that their main focus is the Scholarship Program, which furthers the Association's mission as a charitable entity. The scholarship application is expected to be posted on the CPA website in February 2025 with applications due September 2025, providing ample time for the committee to review and award the scholarship at the Association's December Holiday Luncheon. Ms. Giarratana also requested that the scholarship amount be increased from $1,000 to $2,000 for the 2025 year. She also noted that they would like to work with the Association to create a contact list/network to advertise the application.

   b. **Open Space & Environment**- K. Katzer gave an update on the Open Space and Environment Subcommittee, noting that there are several changes to the State Agriculture Development Committee's procedures which include the appraisal process and formula value method. She also noted that Green Acres applications are due in the coming weeks. The OS&E Committee meets the 2nd Tuesday of the month at 9:30 am. Anyone looking to join may contact her. Ms. Katzer noted that she is also the webmaster for the Association.

   c. **Utilities & Transportation**- K. Saleh gave an update on grants available through the DOT and other entities. Specifically, DOT has $18.7 million grant available to improve local transportation, including pedestrian and bikeway projects. NJ Transit is looking to upgrade their bus fleets to zero emissions by 2040. The Port Authority awarded $25 million grant to streamline the Holland Tunnel safety improvement redesign, as a few featured funding opportunities.

   d. **Legislative-** V. Michelin indicated that T. Soriano maintains an email list regarding pending legislation and anyone interested in staying updated can reach out to him.

      i. **Warehouse Bill Discussion**- V. Michelin informed the Association that she was asked by the sponsors of the Warehouse Bill included in the packet to provide a position on the pending legislation. The Bill prohibits warehouse development within 1,000 feet of a Historic District. H. Honigfeld noted that the intent appears to be in response to a pending warehouse application in Monmouth County. R. Conklin expressed concern regarding location of Historic Districts to interchanges, which are optimal locations. K. Saleh stated that he felt the pending legislation is contradictory to the local zoning powers. E. Gable noted that there may be unintended consequences to the bill as written. Other members expressed that the statewide implications may be harmful, especially with historic districts

in urban areas. V. Michelin thanked the Association for their input and will draft a response based upon the discussion.

e. **Housing & Community Development**- V. Michelin informed the Association that she has had difficulty contacting anyone in this subcommittee and informed the members that anyone interested in participating can reach out to her. K. Saleh noted that he has contact information and will provide it.

f. **WMP/Smart Growth-** V. Michelin noted that they are looking to start the WMP meetings and Smart Growth meetings. Anyone interested in can reach out to be added to the committee list.

g. **Statewide Planning-** Previously discussed.

6. **Old Business / New Business**

a. **Schedule for 2025**- V. Michelin noted that the next meeting is scheduled for March and that there will be discussion on Land Development Review Standards. It was suggested a survey be distributed prior to the meeting to help guide the discussion, and Counties looking to present should contact V. Michelin.

V. Michelin anticipates that the April meeting will include a discussion focusing on GIS, and May will be the Morris County Tour. Any County looking to present should contact her.

b. **Conferences**- V. Michelin encouraged the Association's participation in upcoming conferences, such as the NJ Planners, NJ Association of Counties, and/or League of Municipalities. K. Saleh and R. Conklin volunteered to discuss ideas that may be presented at upcoming conferences.

c. **NJCPA Directory**- V. Michelin informed the Association to expect an email from E. Gable to update the County Planner Directory for 2025.

d. **Salary Survey**- V. Michelin stated that there will likely be a Salary Survey distributed. R. Conklin noted that the previous survey was completed online and was successful.

e. **APA County Planning**- Adam Bradford, Chair of the APA County Planning Division, informed the Association of an upcoming webinar regarding AI that will be held virtually in February. He noted that 1 CM for ethics and 1.5 CM will be provided for attending. He encouraged the Association to attend.

7. **Adjournment**

A motion was made by K. Saleh (Union) to adjourn the meeting, seconded by R. Conklin (Warren). All voted in the favor. The meeting adjourned at 12:35 pm.

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County Attendees

Atlantic- Frances Brown, Ranae Knowles, Bob Lindaw, Benjamin Woodward, Anthony Esochaghi

Bergen- None

Burlington- Tom Stanuikynas

Camden- None

Cape May- Lauren Purdom

Cumberland- Matt Pisarski, Elena Gable

Essex- None

Gloucester- None

Hudson- Francesca Giarratana

Hunterdon- Kate Fullerton, Bob Hornby, Bill Millette, Brendan Lamb

Mercer- Regine Delcy,

Middlesex- Ryan Rapp

Monmouth- Joe Barris, Harriet Honigfeld

Morris- Virginia Michelin, Barbara Murray, Mike DiGiulio, Jason Rotter, Anthony Soriano, Joe Barilla

Ocean- None

Passaic- Andras Holzmann, Jason Miranda, Adam Bradford

Salem- None

Somerset- Tom Boccino, Kate Katzer, Kenneth Wedeen

Sussex- Autumn Sylvester

Union- Kamal Saleh

Warren- Ryan Conklin

Partners/Affiliates

NJOPA- Walter Lane, Jackie Rivera, Lisa Avichal, Donna Rendiero, Gabriela Duncan, Simran Riar