

**New Jersey**

**Year 2020**

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**Walter Lane**  
Somerset County



**County Planners Association**

*Trea*

**Ranae Fehr**  
Atlantic County

*Secretary*

**Francesca Giarratana**  
Hudson County

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**Michael Lysicatos**  
Passaic County

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NJCPA Regular Meeting  
September 18, 2020 at 11:00 am  
VIA Zoom

### **Meeting Minutes**

**Welcome and Introductions:** President Walter Lane called the meeting to order and welcomed everyone to the meeting, followed by Roll Call by Stephanie Lee from Hudson County (standing in for Secretary).

### **Business:**

**Executive Committee Report:** President Lane gave the report:

- a. For October Meeting:
  - a. Still trying to figure out if we could do AICP credit maintenance with a joint viewing virtually and all be eligible for the credits
  - b. A Panel on Trail Planning
  - c. A roundtable discussion on Open Space Trust Funds (similar to the Land Use Discussion from last year)
- b. Long Term Recovery Working Group: Policy paper was circulated to the group that was created by the group that includes a wide variety of stakeholders. The original goal was how we recover from COVID, but has grown into how the current social and economic conditions allows for new opportunities.
  - a. The Guiding Principles (included but not all):
    - i. Public Engagement
    - ii. Preparing for future disruptions
    - iii. Ensure quality of life
    - iv. Economic recovery through the lens of social equity and public health
    - v. Workforce Transitions and Adaptation
    - vi. Green and Sustainable Economy
    - vii. Addresses the Digital Divide
  - b. The Executive Committee and the Working Group hves endorsed this and the plan is put a short press release in conjunction.
  - c. All high level policy recommendations; not specific project recommendations
  - d. Nat from RPA – has circulated within his organization and may make a presentation to the State Planning Commission
  - e. No members disagreed that it could be distributed from the organization.

### **Question for Group by Andrew Leveccia (in conjunction with the County Engineers Association):**

How other counties recoup staff time on Planning Board reviews? Camden County hired a pool of vendors of engineers to review their Planning Board applications at a set rate of \$140 per hour of review. The County does not charge applicants for this review, but seeking feedback from other Counties on if they do.

- Walter will send to the group via email.

**Waste Water Management Working Group:** The first meeting with NJDEP was held and there will be a standing monthly meeting.

**Treasurer's Report:** Ranae Fehr's report was shared on the screen and was shared with the minutes.

- Made the donation to the Center of Community Planning – Summer City Planning Institute with about 24 students from Newark
- Outstanding membership 2019 dues and meeting fees – to be written off

A motion by Linda Brennan and seconded by Kamal Patel to write off those fees and approve the Treasurer's Report.

**Agency / Partner Updates (NJTPA, OPA, NJDEP, NJAC, RPA etc.):**

NJ Legislation (Schargenberger) – Social Justice Bill: It did pass, but there are may be some other negative effects due to decreased revenue for the municipalities and the potentially blocking of important projects.

**Presentation: 2020 Census Update: Thomas Zins, M.A., M.Ed., Partnership Specialist, New York Regional Census Center, U.S. Census Bureau and SOS Office Representative (TBA)**

- All the County Planning Departments in NJ have been excellent partners during the 2020 effort.
- Overall effort – just about finished the field work, which is slated to end at the end of September.
- Nationally to date – 66% of households have self-responded. Self-response is most accurate way to collect responses. 27.6% nationally have been visited in the NRFU process.
- In NJ- 68.3% have self-responded, slightly above the national average. (With total of 94% of the households being enumerated)
- CRRs are going out to community events (food pantries, DMVs, neighborhood parties, etc.) and engaging public.
- September 23<sup>rd</sup> and 24<sup>th</sup> – The homeless count will take place at sites that have been identified as hotspots, such as soup kitchens, under roadways, etc.
- Issues with the count currently:
  - NRFU depends largely on proxies (like a neighbor) to provide information for households and that information will be self-accurate than self-response.
  - Administrative records to fill in gaps in information tends to misrepresent certain demographic groups.
  - COVID causes more challenges due social distancing and migration of individuals due the conditions.
  - Vacant units are difficult to determined whether they were occupied on April 1<sup>st</sup>.
  - In NJ, the major issues are with seasonal housing and access to housing complexes.
- 6% of households still need to be counted in NJ and it represents the hardest to count populations.

**5. Presentation: RPA's Be My Neighbor Initiative, Nat Bottigheimer, New Jersey Director, Regional Plan Association**

It is a call to states and metro area municipalities to make local zoning laws more convenient to single-family home conversions and the creation of Accessory Dwelling Units (ADUs).

- Initiative was rooted in the RPA's Fourth Regional Plan's goal to "Make the region affordable for everyone" and the report "Untapped Potential" (Opportunities for affordable homes and neighborhoods)

"Be My Neighbor": We can create hundreds of new homes in the region just by ADUs or allowing conversions of large single-family houses to two- and three-family houses namely near rail stations.

- There are 300K McMansions\* (large suburban lots averaging 24,00 square feet per dwelling unit) covering 170,000 acres of land in area close transit stations.
- Single-family detached units are correlated to segregation in terms of income, ownership and race/ethnicity.
- ADUs and Conversions can come from various housing styles- detached, attached, above garage, interior (lower level), interior (upper level), and garage conversion.
  - They aren't "physically intrusion" into the communities since they easily "fit into" current building footprints.
- New Housing Potential: Focus in Areas with High Access- 500K Potential ADUs and Conversions:
  - NYC – 104K units
  - Long Island – 131K Units

- Hudson Valley 71K Units
- Northern NJ – 200K Units
- Southwestern Connecticut - 60K Units
- Recommendations (state):
  - Each state in the region should establish policies to allow and regulate ADUs and conversions.
  - State legislation should create a framework that encourages municipalities to implement local regulations that enable ADUs and conversions.
  - New units could contribute to local fair share obligations required by state law.
- Recommendations (local):
  - Update zoning and other relevant local ordinances to enable ADUs and conversions.
  - Regulations should incentivize good design and accessibility, not preclude it.
  - Strict standards on things like occupancy or dimensional criteria should be modified.
  - Regulations that require large lots should also be minimized.
  - Create more flexible parking requirement: more flexible parking ratios, off-street parking requirements should be minimized; better manage on-street parking regulations, consider implementation
- Provide technical assistance and financing.
- Next steps- doing a survey, an online forum, follow-up advocacy shaped by NJ input

Examples in place: Maplewood and Old Bridge introduced ordinances with age minimums. Princeton introduced 2 ordinances: to revise parking regulations to allow ADUs and to allow multi-family units to become condos.

#### **6. Update: Jersey Water Works Green Infrastructure Dashboard Project, Jyoti Venketrman, Program Manager, NJ Future**

Jersey Water Work's focus is transforming water infrastructure through- effective and financially sustainable water systems; empowering stakeholders; successful and beneficial green infrastructure; and smart combined sewer overflow control plans.

- Individual efforts → collaborative actions

Jersey WaterCheck: identify trends for water infrastructure throughout the state and individual municipalities

- Audience: all public members to better understand the value of water in their life in general and all the aspects of public health; also – how they can be more engaged and involved
- Utilities: Hoping to engage these companies to provide facts and information

To be included:

- Metrics on the goals for NJ WaterWorks
- Integrate data from public sources and surveys (utilities and towns/counties)
- Provides information we need to seek solutions
- Allow the public to better understand the importance of water for public health

Timeline- aiming for a February 2021

Metrics Grouped by Topics:

- Is my Drinking water system meeting regulatory requirements?
- Condition of my system?
- How does my system protect the environment?
- How does my system communicate with its customers?
- Can everyone in my community afford utility services?
- How does my system protect the environment?
  - Target number of acres for lands that they want to manage with green infrastructure
  - Municipal master plan goal of green infrastructure for (re)development

#### **Committee Updates:**

- Transportation (Kamal Patel):

- NJTransit:
  - “How you ride app” – get more information on feedback for/from bus rides

- New site for electronic charging stations for electronic buses
- \$18.5M for new Lyndhurst station
- NJDOT:
  - Local Aid's Freight impact applications until November- pavement preservation, truck mobility, new construction to support truck routes
  - Local Bridge Applications is \$47M and they are accepting applications through November

**Resolutions:** None

**Updates/Necessary Business:** None

**Adjournment:** The meeting adjourned at 12:37 PM.

Submitted by F. Giarratana, Secretary, on 2/10/21

Approved by the Board on 2/19/21