



North Jersey Transportation Planning Authority, Inc.

FREIGHT INITIATIVES COMMITTEE

Freeholder Charles Kenny, Chair
Freeholder John P. Kelly, Vice Chair

AGENDA
February 18, 2020
1:00 PM

- I. Roll Call of Members
- II. Salute to the Flag
- III. Approval of Minutes
- IV. Update on NJTPA Freight Division Activities – Anne Strauss-Wieder, Central Staff
- V. Freight Concept Development Program Project Selection Update – Jakub Rowinski, Central Staff
- VI. Plan 2050 Overview – Lois Goldman, Central Staff
- VII. Presentation:
 - Freight Trends, Considerations and Priorities Emerging from the January 28 Private Sector Supply Chain Roundtable – Anne Strauss-Wieder, Central Staff
- VIII. Discussion – Freight Trends, Considerations and Priorities for Plan 2050 – Anne Strauss-Wieder, Central Staff
 - Facilitated Discussion with FIC and RTAC Committee Members
 - Comments from Meeting Participants
- IX. Two-minute Reports on Freight Activities from Committee Members
- X. One-minute Reports from Meeting Participants
- XI. Next Meeting: April 20, 2020
- XII. Adjournment



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Meeting Minutes December 9, 2019

Freeholder Kathy DeFillippo, Morris County, called the meeting to order at 1:00 p.m. She noted that it was the NJTPA's third annual meeting focusing on the New Jersey Industrial Real Estate Market. She noted that those attending could apply for AICP Credits and Professional Engineering CPC Credits for the meeting.

I. Roll Call of Members

There were nine voting members of the Freight Initiatives Committee present.

II. Approval of Minutes

A motion to approve the minutes of the October 21, 2019 meeting was made by Middlesex County, seconded by Union County and carried with eight affirmative votes. Somerset County abstained.

III. Update on NJTPA Freight Division Activities

Anne Strauss-Wieder, Central Staff, said that port commerce continues to grow, thanks to the raising of the Bayonne Bridge. The percentage of ships carrying 10,000 or more TEUs reaching the port increased from 9 percent prior to the completion of the bridge project to 29 percent last year. Ms. Strauss-Wieder said the port has successfully handled this volume without increases in congestion. The Port has become the nation's second largest, surpassing California's Long Beach based on year-to-date statistics. She also noted that the selection of projects for the FY 2021 Freight Concept Development Program will be the subject of an informational committee conference call prior to the next meeting. The selected projects will be up for Board approval at the March 2020 meeting. She additionally said work continues on assessing truck parking in the region.

IV. Presentations:

1. The New Jersey Industrial Real Estate Market – Presentations and Moderated Discussion

William Waxman, Executive Vice President, CBRE, said 2019 was "a great year." He said, while the demand for space has pushed up leasing rates, they have generally been accepted by

users. The growing number of e-commerce facilities were involved not only in sales to consumers, but handling returns, which can involve 30 percent or more of items ordered. Mr. Waxman said New Jersey remains attractive to companies seeking close access to population centers and for “mid-mile” distribution facilities serving a multistate region. Also, while many companies are seeking to “go green,” he said, the trend towards ultra-fast delivery to consumers was creating environmental challenges, including congestion, pollution and waste. Mr. Waxman said it may not be sustainable, and “there are other costs we need to think about.”

Matt Schlindwein, Greek Development, described his company’s development of 4.1 million square feet of distribution facilities at Tremley Point in Linden. Crucial to the success of the development, he said, was working with the municipality to create a structured Payment in Lieu of Taxes that allowed predictable financing. Buildings on the site will have divisible space to allow diverse tenants. The company has constructed an overpass over a rail line to facilitate access using private funds. Mr. Schlindwein said one of the attractions of the development – similar to others throughout North Jersey – is that “you can reach one-third of the U.S. population in a day’s drive...about 10 percent of that population in about an hour.”

Jeff Milanaik, Bridge Development Partners, said his company was redeveloping the Ingersoll Rand site in Phillipsburg with 4 million square feet of warehousing and distribution space. Reclaiming an industrial site such as this, he said, presents many challenges, not just contamination but technical issues involving the soil and elevations. Gaining cooperation and confidence of local governments is also crucial. Mr. Milanaik said a big attraction of sites in northern New Jersey is access to an available labor force. In economically depressed Phillipsburg, the redevelopment offered much-needed jobs. “It’s exciting to be part of something like that” he added. His company recognizes that there are great opportunities in redeveloping other “urban infill legacy sites” in New Jersey. He noted that Bridge Development was privately funding the new access to Route 22 from the site.

Despite the current strong market, all the panelists agreed that unforeseen developments on Wall Street or elsewhere could derail the progress. The business cycle, they recognized, remains in effect. The panelists also noted the limited availability of properties for new development.

V. Next meeting:

Freeholder DeFillippo announced that the next meeting of the FIC is scheduled February 18, 2020.

VI. Adjournment

At 3:05 p.m. a motion to adjourn was made by Middlesex County, seconded by Union County and carried unanimously.

**Freight Initiatives Committee
ATTENDANCE
December 9, 2019**

| NAME | AFFILIATION |
|------------------------|------------------------|
| Hon. Kathy DeFillippo | Morris County |
| Byron Nicholas | Hudson County |
| George Ververides | Middlesex County |
| Trevor Howard | City of Newark |
| Alan Kearns | NJ TRANSIT |
| Andrew Ludasi | NJDOT |
| Stephanie Finch | PANYNJ |
| Ken Wedeen | Somerset County |
| Liza Betz | Union County |
| Other Attendees | |
| William Sheppard | Atlantic Rail Services |
| Tom Visée | HDR |
| Matt Van Hattem | HDR |
| Thanh Le | Jacobs |
| Ronald Klempner | JMR |
| James Bonanno | Monmouth County |
| Gerald Rohsler | Morris County |
| Annie D'Agostino | NJEDA |
| Jonathan Kennedy | NJEDA |
| Jeff Vernick | NJTPA |
| Solomon Caviness | NJTPA |
| Elizabeth Johnson | NJTPA |
| Mary D. Ameen | NJTPA |
| Karen Rosenberger | NJTPA |
| Daria Hopkins | NYCEDC |
| Leslie Fordjour | NYMTC |
| Amanda Valdes | PANYNJ |
| Blair Wegescheide | PANYNJ |
| Justin Regogleoso | Savells |
| Peter Palmer | Somerset |
| Tom Drabic | Sussex County |
| Stephen Chiaramonte | WSP |
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