



North Jersey Transportation Planning Authority, Inc.

FREIGHT INITIATIVES COMMITTEE

Commissioner Charles Kenny, Chair

VIRTUAL MEETING AGENDA

February 22, 2022

1:00 PM

Please join my meeting from your computer, tablet or smartphone.

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Access Code: 838-724-845

- I. Roll Call of Members
- II. Approval of Minutes
- III. Update on NJTPA Freight Division Activities – Anne Strauss-Wieder, Central Staff
- IV. Annual Rail Freight Update
 - Conrail, Ryan Hill, Chief Engineer, Design and Construction, Conrail
 - PANYNJ Intermodal Rail, Cory Wyatt, Manager, Intermodal Rail Development, Port Department, Port Authority of New York and New Jersey
 - NJTPA Freight Rail Grade Crossing Assessment Update, Chris Lamm, Principal, Cambridge Systematics
 - NJTPA Freight Concept Development Program Studies, Scott Parker, Senior Project Manager, Jacobs Engineering
- V. Two-Minute Reports on Freight Activities from Committee Members
- VI. Next Meeting: April 18, 2022 – Annual Port and Maritime Update
- VII. Adjournment



FREIGHT INITIATIVES COMMITTEE

Commissioner Charles Kenny, Chair

Meeting Minutes December 13, 2021

I. Roll Call of Members

Freight Initiatives Committee (FIC) Chair Commissioner Charles Kenny, Middlesex County, called the meeting to order at 1:00 p.m. There were 13 voting members of the FIC present. The Commissioner noted that the NJTPA had applied for 1.5 AICP credits and 1.5 Professional Engineering credits for the meeting.

II. Approval of Minutes

A motion to approve the minutes of the October 18, 2021 meeting was made by Union County, seconded by Somerset County, and carried unanimously.

III. Update on NJTPA Freight Division Activities

Anne Strauss-Wieder, Central Staff, said all freight modes are dealing with unprecedented volumes of cargo. The Port of New York and New Jersey is likely to break the 2020 record for containers handled by the end of the year. Ms. Strauss-Wieder also noted that there were only six vessels waiting at anchor in the Port on the date of the FIC meeting, compared to the nearly 100 waiting at the Port of Los Angeles.

Ms. Strauss-Wieder indicated that the new Infrastructure Investment and Jobs Act (IIJA) provides an opportunity to invest in needed freight infrastructure, particularly legacy infrastructure. She noted that the bill calls for the inclusion of an assessment of truck parking facilities in state freight plans. New Jersey will be submitting its updated State Freight Plan to the Federal Highway Administration by December 2022.

Ms. Strauss-Wieder indicated that the e-commerce market share, accelerated by the pandemic restrictions on shopping in-person, remains strong, and the practice of buying online and picking up at store (BOPIS) is firmly established—including groceries, home gym equipment and furniture.

Ms. Strauss-Wieder said the NJTPA Freight Concept Development Program continues with studies in Bound Brook and Roxbury. Also, staff with consultant support is beginning an updated assessment of the region's at-grade rail freight crossings.

IV. Presentations:

Bill Waxman, Vice Chairman of Cushman & Wakefield, said that, after rebounding from the pandemic a year ago, the market for industrial space has continued to accelerate, much of it driven by the increase in e-commerce. He said rents have reached record levels — up to \$26 per square foot in the Meadowlands and \$40 in New York City.

Jesse Harty, New Jersey/New York Market Officer, Prologis, said that, with this higher demand, vacancy rates are at two percent or less. He noted that in Central Jersey the area around Exit 8A of the New Jersey Turnpike is essentially full, so industrial developers are seeking space to the south and west and knocking down or converting office buildings and retail spaces for industrial use. Mr. Harty also noted that multi-story industrial developments are finding success in New York City's boroughs.

In terms of addressing labor shortages, Mr. Harty said his company is working with community workforce programs in Newark and elsewhere to help train residents for jobs in transportation, logistics, and distribution. The City of Newark received one of the grants from Prologis to establish the Hire Newark program that will train a minimum of 1,000 workers using a virtual platform and place a minimum of 600 people into transportation, logistics and distribution jobs in the NJTPA area. He also noted that sustainability has become a priority with a growing number of buildings incorporating rooftop solar panels and other environmental practices.

David Aschenbrand, Vice President, Cold Storage, Bridge Development, said that, even as the nation addresses infrastructure needs, the next logistics bottleneck could likely be cold storage facilities, especially around major metropolitan areas like New York-New Jersey. He said many of these facilities have up to two-week waits for space, affecting groceries, produce, prepared meals, and other items.

Jeff Milanaik, Bridge Industrial, said the accelerated industrial property market is forcing developers to look at old industrial legacy sites, many of which are brownfields that require substantial cleanup of heavy contamination, soil stabilization, and other measures. He noted that such sites are often located in depressed communities with high unemployment. Mr. Milanaik said, in these cases, the challenge is in developing credibility with the communities that the development will really occur and create jobs for local residents. He discussed the successful transformation of an extremely contaminated site in Perth Amboy into an industrial park employing hundreds of local residents.

The presentations were followed by a brief panel discussion moderated by Ms. Strauss-Wieder.

V. Two-Minute Reports on Freight Activities from Committee Members

Jay Shuffield, PANYNJ, noted a small deviation from historic patterns in recent bridge and tunnel truck crossings. They have typically spiked in October in anticipation of the holidays and dropped back down in November. He said this year that pattern was less pronounced, and truck traffic was relatively flat from September to October with a small gain continuing into November.

Stephen Chiaramonte, NJDOT, said work on New Jersey's 2022 State Freight Rail Plan is underway. He said the State's Metropolitan Planning Organizations would participate in brainstorming session the following week to help set goals and objectives. Ms. Strauss-Wieder will represent the NJTPA at the session. Mr. Chiaramonte said NJDOT will be enlisting many key freight partners for input, particularly for the plan's economic and modal analyses. He said, on the rail side, a review of the NJDOT pandemic response playbook continues, and the agency appreciates the input provided by the Port Authority of New York & New Jersey, the NJTPA, and others.

Jeffrey Nielsen, Governor's Authorities Unit, said the office continues to monitor and assess the COVID infection rate on a day-by-day basis. He commended the guest speakers on their informative presentations.

Doug Greenfeld, Middlesex County, announced an open Request for Proposals (RFP) for the Southern Middlesex County Freight study. He said the RFP can be downloaded from the Middlesex County procurement website.

IV. Next meeting:

Commissioner Kenny announced that the next virtual meeting of the FIC is scheduled for Tuesday, February 22, 2022 at 1:00 p.m. and will feature the Annual Rail Freight Update.

V. Adjournment

At 2:40 p.m. a motion to adjourn was made by Union County, seconded by Morris County, and carried unanimously.

**Freight Initiatives Committee
ATTENDANCE
December 13, 2021**

VOTING MEMBERS	
Hon. Charles Kenny (Chair)	Middlesex County
Hon. Chris Carney	Sussex County
Hon. Bette Jane Kowalski	Union County
Byron Nicholas	Hudson County
John Hayes	Morris County
Trevor Howard	City of Newark
Mark Jehnke	Ocean County
Ken Wedeen	Somerset County
Jeffry Nielsen	Governor's Authorities Unit
Genevieve Clifton	NJDOT
Alan Kearns	NJ TRANSIT
Jay Shuffield	PANYNJ
Jared Rodriguez	Citizens' Representative
Other Attendees	
Chris Helms	Bergen County
Dave Aschenbrand	Bridge Industrial
Katharine Kirk	Camsys
Hugh Morley	CEUSNJ
Jared Rodriguez	Citizens' Representative
Cara Radzins	CRCOG
Robert Aloise	CRCOG
Jeff Milanaik	Crown Point Group
Bill Waxman	Cushman & Wakefield
Jack Kanarek	Dewberry
Reema Loutan	EPA
Dan Mulligan	Global Terminals
Robert Werkmeister	GPI
Sherry Bauer-Stephan	Hahlsen
Matthew Van Hattem	HDR Inc.
Paul Bingham	HIS Markit
Tom Malavasi	Hudson County
Paul Carafides	LVPC
Alison Felix	MAPC
Travis Pollack	MAPC Boston
Denise Nickel	Middlesex County
Michael Dannemiller	Middlesex County
Doug Greenfeld	Middlesex County
Doug Greenfeld	Middlesex County
Dede Murray	Morris County

Tim Evans	New Jersey Future
Trevor Howard	Newark
Adam DiSarro	NJ TRANSIT
Louis Millan	NJ TRANSIT
Lou Millan	NJ TRANSIT
Kevin Ellis	NJCOG
Andrew Ludasi	NJDOT
Stephen Chiaramonte	NJDOT
Genevieve Clifton	NJDOT
Stephen Chiaramonte	NJDOT
Anne Strauss-Wieder	NJTPA
Jakub Rowinski	NJTPA
Jeffrey Perlman	NJTPA
Eve Chamberlain	NJTPA
Dave Behrend	NJTPA
Mary Ameen	NJTPA
Ted Ritter	NJTPA
Beverly Morris	NJTPA
Mark Solof	NJTPA
Rick Cippoletti	NJTPA
Gabrielle Fausel	NJTPA
Melissa Hayes	NJTPA
Keith Hamas	NJTPA
Elizabeth Johnson	NJTPA
Rick Crawford	Norfolk Southern
Rich Donovan	NVCOGCT
Leslie Fordjour	NYMTC
Yevgeniy Galinki	NYMTC
Amanda Valdes	PANYNJ
Sal Presti	Passaic County
Michael Lysicatos	Passaic County
Jesse Harty	Prologis
Liza Betz	Somerset County
Tom Drabic	Sussex County
Matthew Dolly	Transwestern
Syd Chan	VHB
Todd Fontanella	Westcog
Joe Bryan	WSP
Josh Eichen	
Barbara Morford	
Jim Coyle	
Blair Wegescheide	
Andrew Lappitt	
Dr. Jobi Odeneye	
Elizabeth Langmaid	

Luke Peterson	
Ronald Klempner	
David DeGerolamo	
Jasmine Grossmann	
Maryam Lavan	
Matt Waskiewicz	
Scott Parker	