



## North Jersey Transportation Planning Authority, Inc.

### FREIGHT INITIATIVES COMMITTEE

Commissioner Charles Kenny, Chair  
Commissioner Joshua L. Hertzberg, Vice Chair

### AGENDA February 16, 2021 1:00 PM

#### GOTOMEETING INFORMATION:

##### February Freight Initiatives Committee Meeting

Tue, Feb 16, 2021 12:45 PM - 2:45 PM (EST)

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- I. Roll Call of Members
  - II. Approval of Minutes
  - III. Update on NJTPA Freight Division Activities – Anne Strauss-Wieder, Central Staff
  - IV. Annual Port Update
    - Weathering the Storm: Growing During the Pandemic, Going Greener, and Moving Forward: Bethann Rooney, Deputy Director, Port Department, Port Authority of NY/NJ
    - DTNA/IMF Drayage Electrification Project at the Port of NY/NJ, Chris Grato, International Motor Freight (IMF) and Markus Schwenke, eMobility Senior Consultant, Daimler Trucks North America (DTNA)
  - V. Two-Minute Reports on Freight Activities from Committee Members
  - VI. Next Meeting: April 19, 2021 – Annual Freight Rail Update
  - VII. Adjournment



## **North Jersey Transportation Planning Authority, Inc.**

### **FREIGHT INITIATIVES COMMITTEE**

Commissioner Charles Kenny, Chair  
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#### **Meeting Minutes December 14, 2020**

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#### **I. Roll Call**

Freight Initiatives Committee Chair Commissioner Charles Kenny, Middlesex County, called the meeting to order at 1:00 p.m. Nine voting members were present for the virtual meeting.

#### **II. Approval of Minutes**

A motion to approve the minutes of the October 21, 2020 meeting was made by Hudson County, seconded by Sussex County and carried with eight affirmative votes. Somerset County abstained.

#### **III. NJTPA Freight Division Update**

Anne Strauss-Wieder, Central Staff, said staff completed a paper about the logistics implications of the pandemic and presented a summary at the December 4 Metropolitan Area Planning (MAP) Forum annual meeting. She noted that buying online and picking up in-store or at curbside is a developing trend that is increasing big box store and grocery sales. Ms. Strauss-Wieder reported that the Fiscal Year 2021 Freight Concept Development program will advance two projects in Somerset and Morris counties. Ms. Strauss-Wieder also said the MAP Forum and other agencies continue to explore truck parking options in New York, New Jersey, Connecticut and Pennsylvania. She referred committee members to the NJTPA freight web page for updated statistics.

#### **IV. Presentations:**

Bill Waxman, Executive Vice President of CBRE, said the industrial real estate market is being reconfigured by burgeoning e-commerce, driven by the pandemic and shutdowns. As consumers demand faster delivery times, companies involved in online sales and fulfillment need to be closer to more densely populated areas. He said this is causing a spike in rental pricing in these areas, and an out-migration by companies that do not need such proximity. Towns in southern New Jersey, for example, are poised to grow as logistics centers, similar to what Turnpike Exit 8A

in Middlesex County saw a few years ago. Logistics companies, he said, are now also looking at locations in Pennsylvania, Connecticut, southern New York State, Delaware, and even Maryland because of the level of demand and the availability of developable land. Mr. Waxman noted that online grocery sales are causing more demand for refrigerated and cold supply chain facilities — a very large and growing sector.

Jesse Harty, Prologis, provided insights from the landlord and developer perspective. He said, after a decline in March and April, leasing activity has returned stronger than before, with record-setting rents being paid by large companies who require more space. Over 2 million square feet of industrial buildings are currently under construction in the region near New Jersey Turnpike Exits 12 and 16W.

Steven Hussain, Prologis, briefed the Committee on labor issues, particularly the shortage of qualified workers. He said Prologis is working to broaden the pool of talent to help their tenants. It aims to train 25,000 people to enter or advance in the logistics sector by the year 2025. To accomplish this, it is working with public and academic institutions and has launched a mobile-friendly online learning platform and a digital media campaign.

During the panel discussion that followed the presentations, topics raised included streamlining municipal permit approval processes and the need to improve transit options to help workers reach job sites. Lou Milan, NJ TRANSIT, encouraged industrial developers and municipalities to plan for last mile transit options up front, especially for facilities that will employ large numbers of employees. He said NJ TRANSIT is willing to work with them to study the issues.

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

Stephanie Finch, Port Authority of New York & New Jersey, reported that there is record container activity at the Port, along with a slight uptick in cargo at the airports, while air passenger volume is still down. Traffic volume, especially for trucks, continues to rebound at the Port Authority bridge and tunnel crossings.

## VI. Next Meeting: February 16, 2021

## VII. Adjournment

At 2:33 p.m., a motion to adjourn was made by NJDOT, seconded by Somerset County and carried unanimously.

Freight Initiatives Committee  
ATTENDANCE  
December 14, 2020

VOTING MEMBERS	
Hon. Charles Kenny (Chair)	Middlesex County
Hon. Kathy DeFillippo	Morris County
Hon. Bette Jane Kowalski	Union County
Tom Drabic	Sussex County
Byron Nicholas	Hudson County
Walt Lane	Somerset County
Genevieve Clifton	NJDOT
Alan Kearns	NJ TRANSIT
Stephanie Finch	PANYNJ
OTHER ATTENDEES	
Jim Werkmeister	Accelerx Group
Chris Helms	Bergen County
Lisa Yakomin	Bi State
Lisa Destro	CamSys
Bill Waxman	CBRE
Alice Cheng	Cheng Solutions
Rodney Gordon	Conrail
Bob Werkmeister	GPI
Jeffrey Flumignan	MARAD
Solomon Caviness	Middlesex County
James Bonnano	Monmouth County
John Hayes	Morris County
Lou Milan	NJ TRANSIT
Andrew Ludasi	NJDOT
Genevieve Clifton	NJDOT
Yevgeniy Galinski	NJDOT
Mary Ameen	NJTPA
Dave Behrend	NJTPA
Jakub Rowinski	NJTPA
Blythe Eaman	NJTPA
Brian Fineman	NJTPA
Elizabeth Johnson	NJTPA
Eve Chamberlain	NJTPA
Gabrielle Fausel	NJTPA
Igor Sorin	NJTPA
Jeffrey Perlman	NJTPA
John Shote	NJTPA
Karen Rosenberger	NJTPA
Keith Hamas	NJTPA
Lois Goldman	NJTPA
Mark Solof	NJTPA
Melissa Hayes	NJTPA
Ted Ritter	NJTPA
Maria Slump	NJTPA
Beverly Morris	NJTPA

Diniece Mendes	NYCDOT
Leslie Fordjour	NYDOT
Hillary McCarron	PANYNJ
Blair Wegescheide	PANYNJ
Andras Holzmann	Passaic County
Jesse Harty	Prologis
Brian Appezzato	Warren County
Alan Meyers	WSP
Jennifer Grenier	WSP
Stephen Chiaramonte	WSP
Adam DiSarro	
Adam Lomasney	
Amanda Valdes	
Ben Zietlow	
Christine Eberle	
Dan Mulligan	
Daniel Gastaldi	
David Gheriani	
Debbie Hartman	
Doug Ceva	
Frank Capo	
Ivo Oliveira	
Jared Re-ehberg	
Jenn Grenier	
Jennifer Ferrara	
Jim Hess	
Jim Katzenberger	
Kai Yin	
Kevin Dudley	
Kristen Scudder	
Matt Waskiewicz	
Michelle Merkel	
Mindy Lissner	
Monica Casiello	
Nicholas Klacik	
Otto y Reyes	
Rickie Clark	
Rutuja	
Ryan White	
Sara Walfoort	
Susan Strauss	
Sushant Sharma	
Tod Neely	
Tom Visée	

