



FREIGHT INITIATIVES COMMITTEE

Commissioner Stephen Shaw, Chair
Commissioner Sara Sooy, Vice Chair

Meeting Minutes
February 18, 2025

I. Roll Call of Members

Freight Initiatives Committee (FIC) Chair Stephen Shaw, a Morris County Commissioner, called the meeting to order at 1:00 p.m. and nine voting members were present.

II. Approval of Minutes

Hudson County made a motion to approve the minutes of the December 16, 2024, meeting and the City of Newark seconded. The minutes were approved by voice vote.

III. Update on NJTPA Freight Division Activities

Jakub Rowinski, Central Staff gave an update on two ongoing activities. The 2025 Freight Industry Level Forecast is on track for completion in June. A few remaining tasks including Task 4 (e-commerce analysis) and Task 5 (freight forecasting tool update) are nearing completion. Once these are finalized, the team will begin subregional outreach.

Additionally, the FY 2025 Freight Concept Development Program study that began after the last FIC meeting in December is currently underway:

- A study in Middlesex County examining the north-south truck corridor in Cranbury and Monroe.
- A Morris County study assessing vertical clearance under the East Hanover Avenue Bridge in Morris Plains and Morris Township.
- A preliminary screening of Plate F vertical clearance in Perth Amboy, Middlesex County.
- General program support.

He said that NJTPA is also drafting public involvement action plans, which are essential for effective outreach and the success of these studies.

IV. Presentations: Industrial Real Estate Update

The Chair introduced two speakers: Bill Waxman, Vice Chair of Cushman & Wakefield, said the vacancy rate for warehousing space was up in 2024, reflecting a softening in demand for older, less efficient buildings. He said that asking prices rose, driven by new construction and demand for more efficient buildings. The demand for quality was focused on smaller buildings, less than 50,000 square feet, rather than buildings with 500,000 square feet or more. Some of the larger buildings are being broken into smaller units. He predicts fewer new buildings by 2026, creating upward pressure on pricing, even as the state remains a good location for warehousing and industrial uses.

Ryan Conklin, Assistant Director of Warren County's Planning Department, on actions the County has taken to manage warehouse development and associated truck traffic. He said the county identified areas along major roads like Routes 517 and 519 that were hot spots for crashes. About 10 percent of crashes overall involved trucks. He said the county completed a comprehensive master plan that includes a truck routing map and supports municipalities in improving wayfinding signage and routing through agreements with developers. The county also has a Complete Streets Study underway as part of the NJTPA's Subregional Studies Program, which is looking to address local truck impacts.

The meeting presentations can be found [here](#). The video of the full meeting can be found on YouTube [here](#). Following the presentations, several participants asked questions on topics related to the lifespan of composite rail ties, prioritizing the sequence of the projects, infrastructure investment, and customer growth and cost. The questions and responses can be found in the meeting [recording](#). There is also additional information on the NJTPA Update Blog [here](#).

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

The Chair asked for updates from committee members. Janice Doyle, NJDOT gave a brief update on their Truck Parking Study. The NJDOT is in the process of finalizing their data analysis of truck parking needs within the state, including unmet parking needs, undesignated parking trends and crash clusters involving trucks. Phase 1 is expected to be completed in early April. Phase 2 will include analyzing the data and developing recommendations.

Stephan Pezdek, PANYNJ said that they just published their 2024 numbers earlier this month, they had over 8.7 million Twenty-Foot Equivalent Lifts (TEU) last year and the Port Authority is continuing to grow and support the region.

Andrew Lappitt, Middlesex County said they are collaborating with Central Staff on their Freight Concept Development and should have an update soon.

VII. Next meeting: April 21, 2025 (Virtual)

VIII. Adjournment

At 2:13 p.m. a motion to adjourn was made by Union County, seconded by Morris County, and carried unanimously.

**Freight Initiatives Committee
Attendance
February 18, 2025**

VOTING MEMBERS	
Hon. Stephen Shaw (Chair)	Morris County
Tom Malavasi	Hudson County
Dolores Martinez-Wooden	City of Newark
Bette Jane Kowalski	Union County
Alexis Franklin	Governors Authorities Unit
Stephen Pezdek	PANYNJ
Andrew Lappitt	Middlesex County
Alan Kearns	NJ TRANSIT
Janice Marino-Doyle	NJDOT
OTHERS	
Mark Jehnke	
Adam Bradford	Passaic County Planning Division
Adam DiSarro	NJ TRANSIT
Alan Kearns	NJ TRANSIT
Amy Louk	
Amy Senin	
Alison Felix	MAPC
Andrew Ludasi	
Andras Holzmann	Passaic County
Bill Waxman	
Blair Kelly	PANYNJ
Chris Wichman	
Crystal	
Daniel Gastaldi	
Dan Farina	
Dr. Jobi Odeneye	
John Hayes	Morris County
Elizabeth Ward	NJ Highlands Council
Kamal Saleh	
Leslie Fordjour	NYMTC
Various members of Central Staff	NJTPA
George Bulow	
Jack Kanarek	Dewberry
James Nunes	
James Humphries	
John Gleeson	
Kevin Stephens	
Lou Millan	NJ TRANSIT
Michele Delisfort	
Michael Fesen	NS
M Husami	

Ricardo Matias	Union County
Ron PC	
S Issac	
Sarah Walfoort	SPC
Sean Dolan	
Rachana Sheth	NV5
Bob Werkmeister	GPI
Ryan Conklin	Warren County
Scott Parker	
Stephen Chiaramonte	WSP
Tanner Thul	Hudson County
Trevor Howard	City of Newark
Todd Goldman	PANYNJ