

**Middlesex County Planning Board Meeting
County Administration Building, 75 Bayard Street,
Freeholder Meeting Room, 1st Floor, New Brunswick, NJ 08901
May 12, 2020
3:30 P.M.
Minutes**

MEMBERS PRESENT

Freeholder Director Ronald G. Rios
Freeholder Charles Kenny
Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. Ronald Sendner, County Engineer
Mr. Jason Freidman
Mr. William Thomas III
Ms. Gail Lalla, Alternate

MEMBERS NOT PRESENT

Ms. Rani Goomer
Mr. Jonathan Kopf
Mr. Erik Wong, Alternate

STAFF PRESENT

Mr. Solomon Caviness, Department of Transportation, Department Head
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Vijayant “VJ” Rajvanshi, Deputy Planning Director
Steven Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Planning Board Secretary
Ms. Mirah Becker, Supervisor, Environmental Sustainability
Mr. Anthony Gambilonghi, Supervisor, Transportation
Mr. George M. Ververides, AICP, PP
Ms. Laurie Sobel, Principal Planner
Mr. Alen Holt, IT Support

PUBLIC PRESENT

Ms. Pilar Patterson, SUEZ Water Princeton Meadows Wastewater Treatment Plan, Plainsboro
Mr. Robert C. Shea, SUEZ Water Princeton Meadows Wastewater Treatment Plan, Plainsboro
Mr. Mohommed Selmgir, SUEZ Water Princeton Meadows Wastewater Treatment Plan, Plainsboro
Mr. Robert Byra, Bridgepoint South Plainfield, LLC, South Plainfield
Ms. Kristen Munoz, SUEZ Water Princeton Meadows Wastewater Treatment Plan, Plainsboro
Mr. Bryant Gonzalez
Mr. Michael J. Gross, Bridgepoint South Plainfield, LLC, South Plainfield
Mr. John Porcek
Ms. Amy Jones, Bridgepoint South Plainfield, LLC, South Plainfield
Mr. Greg Oman, Bridgepoint South Plainfield, LLC, South Plainfield

Planning Board Meeting
May 12, 2020

PUBLIC PRESENT Continued

Mr. Frank Visingardi, SUEZ Water Princeton Meadows Wastewater Treatment Plan, Plainsboro
Mr. Emad Sidhom
Mr. Sunny Lin
Mr. Jason Schooling, SUEZ Water Princeton Meadows Wastewater Treatment Plan, Plainsboro

Chairman Vaughn called the meeting of the Planning Board to order at 3:30 p.m. in compliance with the Open Public Meeting Act.

Chairman Vaughan read the following: This Meeting of the Middlesex County Planning Board is being commenced pursuant to PL 1975 C 231 (N.J.S.A.10:4-6 et seq.). This meeting is being conducted as an audio conference call only due to current conditions surrounding COVID-19. Requirements of all notices have been satisfied and this notice has been posted on the County website. The call-in number and conference ID # to participate has been made available to the public and there will be an opportunity for public comment during this meeting. All participants should keep their devices on “mute” unless they are speaking to reduce the amount of audio feedback. Members of the public are asked to state their name and address and will have five minutes to speak. While the teleconference format of today’s meeting is unique, we ask that we all maintain the same level of respect and decorum that we have in the regular meeting room by refraining from using profanity or raising our voices. Anyone that does not comply with this policy will be ruled out of order, and if I have to say that a second time you will be muted. Thank you for your patience and cooperation while we use this new format.

Salute to the Flag.

Moment of Silence.

The Secretary called the roll, and it was determined that a quorum was present.

I. Open Public discussion on resolutions listed on this agenda only – None

Mr. Freidman motioned to close the public portion, seconded by Freeholder Director Rios. Motion was carried unanimously.

II. Administration:

Mr. Thomas Pollando

A. Approve Minutes of February 2020.

Mr. Greenfeld reported that the minutes of the February 11, 2020 meeting are in the folder for approval.

Mr. Pollando moved, seconded by Ms. Lalla, to approve the minutes of February 2020 Freeholder Director Rios abstained. Motion was carried.

B. Review of Minutes of March 10, 2020.

Mr. Greenfeld reported that the minutes of March 10, 2020 are before the Planning Board for review and for approval at the April 14, 2020 meeting.

C. Financial Report –

Mr. Greenfeld reported on the Financial Report for January thru March 2020 is before the Planning Board for approval, on the March expenditures 2020.

Mr. Pollando moved, seconded by Freeholder Director Rios, to approve the Financial Report for January through March 2020. Motion was carried unanimously.

D. Destination 2040

Mr. Greenfeld, Planning Director reported that Destination 2040 workshops with the stakeholders and staff will start on the 2nd week of June the focus will be on vision, goals and objectives.

Discussion regarding participation with the public. Mr. Greenfeld, Planning Director stated that these workshops are a result of public comments during Phase I and the original stakeholders and staff will be the participants.

Mr. Pollando moved, seconded by Freeholder Director Rios, to approve the Committee Report for May 2020. Motion carried unanimously

E. Correspondence – All correspondence received since the last meeting has been filed in the Office of Planning for reference.

III. Environmental Sustainability:

Mr. Jason Freidman

A. Consideration of Amendment to the Lower Raritan-Middlesex County Wastewater Management Plan for Bridgeport South Plainfield, LLC, Block 284, Lot 18, South Plainfield

Mr. Robert Byra, P.E., Mr. Michael Gross, Mr. Greg Oman, P.E. and Ms. Amy Jones for Bridgeport South Plainfield, LLC presented an general overview and discussion.

Ms. Mirah Becker reported that a conditional site plan approval for South Plainfield Planning Board and this project is support by the Mayor.

Freeholder Director Rios asked questions regarding the basin, is the property properly fenced in?

Mr. Bob Byra, P.E., Mr. Greg Oman stated no...tenant would take care of the security.

Freeholder Kenny asked about the fence around the retention basin, since young people...

Freeholder Director Rios stated that there has been two people this year that have drowned in ponds.

Steven Cahn, Esq., Planning Board Counsel stated that South Plainfield could require the fence around the basin.

Freeholder Kenny asked who is responsible for maintenance?

Steven Cahn, Esq. stated that there is no application, only the stormwater, if it came to County Planning...

Mr. Brya stated not submitted to County for jurisdiction.

Mr. Gross state that the basin maintenance is with South Plainfield not the County's responsibility.

Freeholder Director stated I have concerns, this past winter there were drowning, kids fell through the ice. A protective fence should be installed.

Mr. Gross stated the would discuss with South Plainfield.

Freeholder Director, Freeholder Kenny and Steve Cahn, Esq. stated the area needs to be fenced in.

Chairman Vaughn asked it there were any other comments?

Freeholder Kenny moved, seconded by Freeholder Director Rios, to endorse the Bridgepoint South Plainfield, LLC amendment. Motion carried. Roll call with Freeholder Director Rios and Freeholder Kenny's comments regarding the fencing issue.

B. Consideration of Amendment to the Lower Raritan-Middlesex County Wastewater Management Plan for the Expansion of the SUEZ Water Princeton Meadows Wastewater Treatment Plant, Block 1801, Lot 117, Plainsboro

Ms. Pilar Patterson, presented an general overview and discussion.

Freeholder Director Rios moved, seconded by Mr. Pollando, to endorse the SUEZ Water Princeton Meadows Wastewater Treatment Plant amendment. Motion carried unanimously. Roll call.

C. Committee Report for April 2020:

Ms. Becker reported that the Water Quality Management Plan: Staff has met with Plainsboro and NJDEP to ensure that the County's build-out methodology is implemented on behalf of Plainsboro Township.

Water Quality Management Plan Amendment:

The Frankie Scotto Property, Block 37, Lot 12.14, South Brunswick Township, Middlesex County, was considered by the Board of Chosen Freeholders at their Public Meeting on February 6, 2020. The amendments rescheduled for a Public Hearing for March 18, 2020.

The South Ridge Estates, Section 2C, Block 85, Lot 17.014, South Brunswick Township, Middlesex County, the project has been referred to the courts. A Builders Remedy Lawsuit requires a resolution from the governing body prior to this project being placed in the sewer service area.

The Cranbury-Dey Road was considered and approved by the Board of Freeholders at their Public Meeting on March 5, 2020.

A pre-application meeting with NJDEP for the proposed warehouse development, 602 New Market Avenue, Block 284, Lot 18, Borough of South Plainfield, Middlesex County, was held since this project is beyond the sewer service area boundary of the Middlesex County Utilities Authority.

The Northwood Manor, Block 8005, Lot 4.11, Old Bridge, NJ has been deemed incomplete.

The SUEZ Water New Jersey Princeton Meadows to build a new plant next to the existing plant has been deemed incomplete.

The County Agriculture Development Board has two open PIG applications for farmland preservation: (1) the Estate of Anthony Zimbicki, Sr., Monroe; and (2) the Estate of Ernest Bergfelder, East Brunswick.

Planning Board Meeting
March 10, 2020

There are currently four (4) right to farm applications before the County Agricultural Development Board: three (3) applications for mulching; one (1) application for a horse auction site allegedly to be operating horse rodeo events.

Discussion with Committee Members, Freeholder Director Rios and Douglas Greenfeld, Planning Director regarding Veteran Affordable Housing.

Freeholder Director Rios moved, seconded by Mr. Pollando, to approve the Committee Report for February 2020. Motion carried unanimously.

IV. Transportation:
Mr. Ronald Sendner, County Engineer

A. Committee Report for February 2020:

Mr. Gambilonghi reported that the NJTPA regional sessions for the FY2021-2023 Congestion Mitigation Air Quality Program seeks to include local and regional projects. Eligible activities include shuttle services, alternative fuel transit vehicles and fueling infrastructure, shuttle vehicles replacement, bike lane, greenway facilities, intersection and traffic signal movements; vehicle replacements and traveler information services.

Middlesex County has two Complete Streets Technical Assistance Grants through NJTPA for Cranbury Township and the Borough of Dunellen for a bikeway corridor and a walkable community program.

On February 20, 2020 Mr. Mike Gelin, Woodbridge Township Engineer, Mr. Jim Gilligan, NJ Transit Representative, Mr. Solomon Caviness, Department Head, Middlesex County Department of Transportation, Mr. Douglas Greenfeld, Planning Director and Mr. Anthony Gambilonghi, Supervising Planner attended a meeting regarding bus stops along Inman Avenue, County Route #602 and King Georges Road, County Route #501.

Freeholder Director Rios moved, seconded by Mr. Pollando, to approve the Committee Report for February 2020. Motion carried unanimously.

V. Development Review:
Mr. Matthew M. Vaughn

A. Committee Report – None

Mr. Greenfeld, Planning Director stated due Covid-19 and technical issues with the database he anticipates reports for next month's Planning Board meeting.

VI. Comprehensive Planning:
Ms. Rani Goomer

A. Summary of Zoning and Master Plan Revisions – None

Mr. Greenfeld stated due to Covid-19 he anticipates a report to be presented for next month's Planning Board meeting.

VII. Other Matters:

The next meeting is Tuesday, June 9, 2020.

VIII. Public Comments - None

Mr. Freidman motioned to close the public portion, seconded by Mr. Pollando. Motion was carried unanimously.

IX. Adjournment:

Since there was no further business to come before the Planning Board, a motion was made by Freeholder Director Rios, seconded by Mr. Pollando, to adjourn the meeting. Motion carried unanimously

Respectfully submitted,

Brenda L. Bleacher
Planning Board Secretary