Middlesex County Planning Board Meeting
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
March 13, 2018
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. Richard Wallner, County Engineer
Mr. Jason Freidman
Ms. Rani Goomer
Mr. Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Acting Planning Board Secretary

COMMITTEE NOT PRESENT

Freeholder Director Ronald G. Rios
Freeholder Charles Kenny
Mr. William J. Thomas
Mr. Erik Wong, Alternate

STAFF PRESENT

Mr. George M. Ververides, Director, Office of Planning
Ms. Mirah Becker, Supervisor, Comprehensive Planning, Parks and the Environment
Mr. Anthony Gambilonghi, Supervisor, Transportation
Mr. Stanley Olszewski, Supervisor, Development Review

PUBLIC PRESENT

Mr. Dave Akins, Piscataway
Mr. Shawn P. Hausserman, Councilman, Borough of South River
Ms. Jenn Poas, Edison
Mr. Dan Miola, Langan Engineering

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

Salute to the Flag.

Moment of Silence.

The Acting Secretary, Ms. Brenda L. Bleacher, called the roll and determined a quorum was present.

Planning Board Meeting
March 13, 2018

I. Administration and Spatial Data Services:
Mr. Thomas Pollando

A. Minutes of December 12, 2017 were moved by Mr. Friedman, seconded by Mr. Pollando to be accepted as presented. Mr. Wallner present not voting. Motion carried.

Minutes of January 9, 2018 were moved by Mr .Wallner, seconded by Ms. Goomer to be accepted as presented. Mr. Pollando present not voting. Motion carried.

Minutes of February 13, 2018 were moved by Mr. Wallner, seconded by Mr. Pollando to be accepted as presented. Motion carried unanimously.

B. Mr. Ververides reported that the Financial Reports for January, 2018 and February, 2018 are under review. The proposed 2018 County Budget is still under review by the Board of Freeholders.

C. Committee Report – None

D. Correspondence – None

II. Environment and Parks:
Mr. Jason Freidman

A. Resolution #2018-01:

Water Quality Management Plan Amended for RG Edison, Warehouse Redevelopment Project, Block 124, Lot 2-E-6, Edison, NJ. Mr. Wallner motioned and seconded by Mr. Pollando for the adoption of Resolution #2018-01. Resolution #2018-01 was adopted. Motion carried unanimously.

B. Committee Report for February, 2018:

Ms. Becker stated that the Committee Report for March is in the folder; starting with the status of the Wastewater Management Plan (WMP). The attached proposed schedule is also included for review.

Ms. Becker stated the deadlines for the submission of the "DRAFT" Plan to NJDEP is April 6, 2018; Final Plan submission to NJDEP is May 7, 2018; meeting with the Towns to review the chapter is from July 3, through August 1, 2018. Final copies will be distributed to the Planning Board prior to the presentation to the Planning Board on September 11, 2018.

Ms. Becker reported on the Water Resource Association (WRA) regarding the Site-Specific Amendment Application-RG Edison Warehouse Redevelopment Project.

Ms. Jen Poaz, CSG, Edison-Redevelopment and Dan Miola, Langan Engineering, did a presentation for the Planning Board and stated that there was a presentation at the WRA meeting where the plans were approved.

Mr. Wallner moved, seconded by Mr. Pollando, to approve the Committee Report for February, 2018. Motion carried unanimously.

III. Transportation:
Mr. Richard Wallner

A. Committee Report for February, 2018:

Mr. Gambilonghi reported that the FY 2010-2018 Middlesex County Capital Transportation State Aid Program is funded by NJDOT under the Transportation Trust Fund. Middlesex County has been allocated $11,115,819.00 of State Aid funds.

Mr. Gambilonghi reviewed the Together North Jersey Solicitation for Proposals For Transit Hub Program. The Together North Jersey Efficiency Task Force and the NJTPA are co-sponsoring a Transit Hub Planning Program for three communities in Northern New Jersey. Proposals are being sent to NJTPA. The NJ Chapter of the American Planning Association will also be a partner in the co-sponsoring of this program. This program will explore the creation of vibrant transit hubs.

Mr. Gambilonghi stated in collaboration with Middlesex County Area Transit (MCAT), staff is completing a drive time analysis of a realigned M1 shuttle. There will also be a public hearing for the proposed discontinuation of the M6 and M7 shuttle services.

Mr. Pollando moved, seconded by Mr. Wallner, to approve the Committee Report of February, 2018. Motion carried unanimously.

IV. Development Review:
Mr. Matthew M. Vaughn

A. Committee Reports for January and February, 2018:

Mr. Olszewski stated that the Site Plan Applications for the month of February, 2018 is shown on page 9 of the Committee's Monthly Report. It shows that the current year to date additional square feet of building area and parking spaces are higher than last year.

Mr. Olszewski stated that Page 14 shows the location of the reviewed applications through a GIS Layer; all the sites and data are being entered onto an on going data base. Page 18 shows the total monthly values received for Subdivision and Site Plan Applications; year-to-date monthly values are higher this year than at this time in 2017. The Physical Improvements (cash contributions in leu of the physical work required) for 2018 are almost the same as last year.

Mr. Friedman asked Mr. Olszewski as per previous discussions regarding the industrial development in Middlesex County. Do we have information on highways and bridges? Are fees being collected for the wear and tear and for needed improvements? Are we looking at the long-term effects?

Mr. Olszewski answered that the truck traffic since 2015 is significant. Goods movement by freight rail would help reduce significantly truck traffic in the long-term.

Mr. Friedman and Ms. Goomer asked who would pay for the wear and tear on the infrastructure? The Tax Payers? Grants?

Mr. Olszewski stated that Developers would share in the costs.

Mr. Wallner stated that we are looking for funds.

Mr. Freidman asked Mr. Olszewski if there was anything else besides rail?

Mr. Olszewski stated that direct truck routes with fees could be established. Middlesex County would work with the municipalities regarding regional truck routes.

Mr. Ververides stated concerns regarding warehouse development affecting local highways off the corridors that go through municipalities. He cited the example at Exit 8A where a regional traffic analysis is needed.

Ms. Olszewski stated that this should be part of the Comprehensive Master Plan.

Mr. Pollando moved, seconded by Mr. Wallner, to approve the Committee Reports of January and February, 2018. Motion carried unanimously.

V. Comprehensive Planning:
Ms. Rani Goomer

A. Committee Report for February, 2018:

Ms. Becker stated that the County Agriculture Development Board (CADB) currently has two (2) open applications: J.B. Heatherwood Farms and the Estate of Anthony Zimbicki, Sr. located in Monroe.

Ms. Becker stated that the County has received three (3) Site Specific Agricultural Management Practice (SSAMP) applications for Right to Farm located in Monroe regarding the mulching activities on farmland.

Ms. Becker stated that Together North Jersey granted the Middlesex Greenway $20,000 in technical services for signage along the greenway.

Ms. Becker stated that you will also find in the folder for review a Summary of Municipal Zoning and Master Plan Revisions.

Mr. Pollando moved, seconded by Mr. Wallner, to approve the Committee Report of February, 2018. Motion carried unanimously.

VI. Other Matters - None

VII. Public Comments – None

VIII. Adjournment:

Since there was no further business to come before the Planning Board, on a motion made by Mr. Wallner seconded by Mr. Pollando, the meeting was adjourned.

Respectfully Submitted,
Brenda L. Bleacher
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Acting Planning Board Secretary