

**Middlesex County Planning Board Meeting  
Administration Building, 75 Bayard Street,  
Freeholder Meeting Room, 1<sup>st</sup> Floor  
New Brunswick, NJ 08901  
April 10, 2018  
Minutes**

MEMBERS PRESENT

Mr. Matthew Vaughn, Chairman  
Mr. Thomas Pollando, Vice Chairman  
Freeholder Director Ronald G. Rios  
Mr. Richard Wallner, County Engineer  
Ms. Rani Goomer  
Mr. Erik Wong, Alternate  
Mr. Steven D. Cahn, Esq., Planning Board Counsel  
Ms. Brenda L. Bleacher, Acting Planning Board Secretary

MEMBERS NOT PRESENT

Freeholder Charles Kenny  
Mr. Jason Freidman  
Mr. William J. Thomas

STAFF PRESENT

Mr. George M. Ververides, Director, Office of Planning  
Mr. Louis Greenwell, Director of Comprehensive 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

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.

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

A. Minutes of March 13, 2018 were distributed for review.

B. Mr. Ververides reported that the Financial Report for March, 2018 was in the folder. The Board of Freeholders recently adopted the 2018 County Budget. The report has been prepared according to the 2018 budget figures.

Mr. Wong moved, seconded by Mr. Pollando, to approve the Financial Report for March, 2018. Motion carried unanimously.

C. Committee Report – None

D. Correspondence – None

II. Environment and Parks:  
Mr. Jason Freidman

A. Committee Report for March, 2018:

Ms. Becker stated that the Committee Report for March is in the folder; starting with the status of the Wastewater Management Plan (WMP). We submitted a complete draft to the NJDEP just last week.

Ms. Becker reported that there will be a conference call on Monday of next week to go over any comments and concerns, including any comments from the Water Resource Association (WRA).

Each Member will get a package before we do our presentation to the Planning Board. At the following Planning Board meeting members will vote on the plan.

Staff will be meeting with the County's twenty-five municipalities over the summer to present the plan and discuss impacts and strategies.

Valencia Gardens, an affordable housing project located in Piscataway, was approved back in November, 2017. Once the approval is received from the May 3, 2018 Board of Chosen Freeholders meeting, this project will then be placed on the Sewer Service Area Map.

Ms. Becker stated that she is meeting with Counsel on getting our new procedures in place for the review of revisions and amendments to our Sewer Service Area Map.

Ms. Becker stated that The Manalapan Brook Watershed Restoration Plan Implementation project is on going. Our Public Outreach is well under way. We will be meeting on April 17, 2018 to discuss the Phase II project.

The Water Resources Association met on March 12, 2018 to hear a presentation on the RG Edison Warehouse Redevelopment Project. This is a large site of 18.7 acres of warehouse comprising 939,250 square feet of warehouse building which would use 19,975 gallons per day. The WRA approved the amendment.

Ms. Becker stated that on May 4, 2018 staff is sponsoring a Communities Rating System-(SRS) Group meeting. This will be the second one to take place, and we invited all the municipalities. Those municipalities who have resilience would share from the post Sandy storm with the other municipalities.

Mr. Louis Greenwell, Director of Comprehensive Planning, stated that the CRS is a program sponsored by the Federal Emergency Management Agency (FEMA). You can take that as a Health and Wellness Program for Flood Insurance. If you can have health insurance and you do things to stay healthy, you then get a reduced premium. The same thing applies to the Flood Insurance; for the Town that participates in the program and do things that are safe from flooding, then those residences who qualify will pay a reduced fee.

Mr. Greenwell stated that it is a good program that many of the towns do not understand. It's pretty complex, but the County has knowledge to help these Towns once they join the program; it's totally voluntary. We are helping the Towns with our mapping support and with administrative support. Especially those towns that have the highest number of flood policies, it makes sense that the Town would benefit.

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

III. Transportation:  
Mr. Richard Wallner

A. Committee Report for March, 2018:

Mr. Gambilonghi reported that Together North Jersey For Transit Hub Planning Program had solicited applications with the Together North Jersey Efficiency Task Force for the Transit Hub Program. This was accomplished through the counties.

Mr. Gambilonghi stated that this is a municipal initiated program from the municipalities and communities' organization. We have forwarded this to our municipalities, and there was an interest from the Borough of Carteret for the Transit Hub Program that is in the area.

Mr. Gambilonghi stated that we participated with the New Jersey State East Coast Greenway Committee. We requested that NJTPA initiate a Development study for the work program. We support this to update the alignment that was originally developed almost 15 years ago. The East Coast Greenway alignment runs from Woodbridge, Edison, the Middlesex Greenway and the Raritan Canal Toe Path. We recommend a number of improvements under the Raritan Delaware Canal as part of this overall Greenway, which is part of the East Coast Greenway from Maine to Florida.

Mr. Gambilonghi stated that the Street Start Pedestrian Safety Workshop was held at the Police Academy. KMM was there with other Transportation Management Agencies. The purpose of this is to address education and enforcement of pedestrian safety. New Jersey rates among the top 15 in the Country with fatalities. There is an importance to get the message everywhere you can.

Mr. Gambilonghi stated that we are working with NJTPA and NJDOT for signalized intersections that we feel should be addressed for traffic flow. We have received a list. We had a conference call recently regarding these issues and made a recommendation of intersections that have been identified as problematic. .

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

IV. Development Review:  
Mr. Matthew M. Vaughn

A. Committee Reports for March, 2018:

Mr. Olszewski stated that the Site Plan Applications for the month of March, 2018 is shown on page 9 of the Committee's Monthly Report. It shows that the Industrial rates are strong in square feet; approval of building area and parking spaces are 1.1 million more than last year. Commercial and Multi-Family are desirable for rentals. Year to date 1.1 million in square feet have been approved.

Mr. Olszewski stated Page 14 shows on going pin mapping which is a GIS Layer. Every project that comes in for approval is pinned with the data associated with it.

Mr. Olszewski stated Page 18 Monetary Values received for site plans, \$ 61,000 physical improvements (Cash Contribution); Performance Bonds, \$ \$320,000.00; Application fees \$417,000.00.

Mr. Olszewski reported that South River has the first converted garden on Blue Acres land. Since superstorm Sandy, South River is seeking to rejuvenate damaged spaces. They will take the damaged areas and build healthy infrastructure in the gardens. This will be a land mark for New Jersey located in South River.

Mr. Cahn stated that is what we are considering on the Haplern Farm located in Piscataway. One of the plans we are researching is a Community Garden with Community participation. We looking to partnership with Rutgers University.

Mr. Cahn addressed the Committee regarding Chabad Jewish Center at Monroe. It is on the agenda, but it is carried until the May 8, 2018 meeting.

Mr. Cahn stated that the Chabad of Monroe is a project which was given a conditional approval back in February, 2017. It is on a three way intersection of Prospect Plains and Half Acre Road. The condition was the need to make an improvement to the traffic light. There is a three-way traffic signal, and they were going to use the ingress/egress through that intersection without improving the signal. We told them we need to make improvements to the signal, which would be very expensive. At their request, they came before the Development Review Committee and made a presentation, The Committee took no action.

Mr. Cahn stated that a period of time went by, and they improperly requested that the Freeholders review the map. The Freeholders declined to do so. They then filed a Purgative Rite; what you file is that you believe a Government entity is taking an unlawful action. It was kicked around for awhile, and it was in Superior Court. Judge Hurly basically said that there wasn't enough of a record for me to decide anything.

Mr. Cahn stated that they made a number of procedural errors, so they would need to come back to the Planning Board for more information to create a record. If they so choose, then they can go back to Superior Court.

Mr. Cahn stated that the Chabad Jewish Center can file an appeal to the Planning Board, which is not what they did the first time. Presumably, they are going to come in with their Engineer and Planner to present to the Planning Board information as to why we should make a modification to the original conditional approval.

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Mr. Cahn stated that anyone can ask questions. If Chabad Jewish Center chooses to do so, the professional staff will be available to ask questions, and make comment. A complete record of findings will be compiled. A Court Reporter will take down all that is said at their cost, and the Planning Board will make a decision in regards to this intersection issue.

Mr. Cahn stated they subsequently have a right to appeal to the Board of Freeholders if they choose or go back to court.

Mr. Cahn stated that a Public Hearing will be held before the County Planning Board on May 8, 2018.

Mr. Cahn stated anytime we have an issue with something like this we have to meet informally. In 20 years we have been involved only with a handful, where we have meetings with lawyers. We will try and work out a resolution. We didn't disapprove the project, it is a traffic safety issue at the intersection.

Mr. Cahn stated that the intersection is the issue. They are going to present an expert who will say they will put an island to guide the traffic in a particular way.

Mr. Vaugh remembered that you couldn't turn into the property, and you have to go beyond the property and make a U-Turn, or into someone else's property. He questioned whether this was rectify.

Mr. Cahn stated that he didn't believe that the Chabad Jewish Center made any modification.

Mr. Vaughn remember that this was the largest part of the discussion.

Mr. Olszewski stated that there is property adjacent to this parcel that we are talking about, and where another access point could be created.

Mr. Olszewski stated that he will be forwarding a package before our May meeting, so that everyone is brought up to speed with the facts on this project.

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

V. Comprehensive Planning:  
Ms. Rani Goomer

A. Committee Report for March, 2018:

Ms. Becker stated that the County Agriculture Development Board (CADB) has closed on J.B. Heatherwood Farms, Monroe, on March 9, 2018. This represents our 55<sup>th</sup> preserved farm in Middlesex County, and we are now close to closing the Estate of Anthony Zimbicki, Sr. located in Monroe. The Monroe Township Council passed a resolution that put up the 20% funding, and then the CADB will consider its final approval at its next meeting.

Ms. Becker stated that the County has received three Site Specific Agricultural Management Practice (SSAMP) applications for Right to Farm located in Monroe regarding the mulching activities on farmland. They are not in compliance with the Zoning Resolution, and Monroe has been fining these farms.

Ms. Becker stated that we have met with each of the three (3) farms to determine whether they have met the definition of a Commercial Farm which means they would have to produce receipts of at least \$2,500; all three farms have met that threshold. A public hearing meeting is being set up for these farms. When we receive all the paperwork from the farmers, we are prepared as to what we have to do. These hearings will be carried over to two or three hearing sessions. Both sides of the cases will be presented to the CADB.

Ms. Laurie Sobel did a wonderful presentation about the County's Farm Land Perseveration Program before protentional applicants at the Monroe Township Municipal Building on March 27, 2018. Approximately 50 farmers attended the presentation and asked questions for more that an hour. We have already received calls from 8 farmers wanting to fill out the eligibility forms for the Farmland Preservation program.

Ms. Becker introduced Louis Greenwell who is a new member of the staff. He will be focused on getting everyone involved with the preparations of the Comprehensive Master Plan.

Mr. Greenwell stated that for the past few months, he has been working with Mirah Becker, Stan Olszewski, and Anthony Gambilonghi so that he can understand all the work that they are doing, while at the same time trying to figure out how we take the talents of the staff in the Office of Planning and focus on the Comprehensive Master Plan. The last plan was accomplished in the 1970's.

Mr. Greenwell stated that this is the reason he is here. County Administrator John Pulomena recognized the need to focus on developing a Comprehensive Plan for the County. This plan will be a little unique, most Comprehensive Plans at the County level have traditional planning elements that deal with land use planning, transportation, housing, etc. This plan will tie back to the operation effectiveness at the County Government level and will drive the actions of our staff, not just in the Office of Planning but across the County's Departments. We shall also be working closely with our municipal partners and other stakeholders.

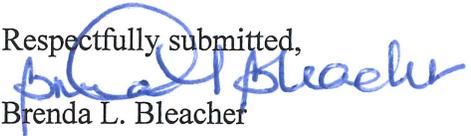
Mr. Greenwell stated that the plan will affect the entire organization from economic development, public safety, transportation, and education. The plan will very much be action focused and objective driven, and it will have a 20 year outlook.

Mr. Wong moved, seconded by Mr. Pollando, to approve the Committee Report of March 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. Wong, seconded by Mr. Pollando, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher  
Acting Planning Board Secretary