

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

MEMBERS PRESENT

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

MEMBERS NOT PRESENT

Mr. William J. Thomas
Mr. Erik Wong, Alternate

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

PUBLIC PRESENT

Mr. Shawn P. Hausserman, Councilman, Borough of South River
Mr. Peter Strong, Crest Engineering, Jernee Mill Center
Mr. Dave Akins, Piscataway
Ken Pape, Esq., Heilbrunn Pape, Jernee Mill
Mr. John Ryde, Van Note Harvey Assoc., Roy Satchel

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.

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

A. Mr. Ververides reported that the Financial Report for May, 2018 was in the folder.

Freeholder Director Rios moved, seconded by Mr. Wallner, to approve the Financial Report for May, 2018. Motion carried unanimously.

B. Committee Report – None

C. Correspondence – None

II. Environment and Parks:
Mr. Jason Freidman

A. Committee Reports for May and June, 2018:

Ms. Becker stated that the Committee Reports for May and June are in the folder; starting with the status of the Wastewater Management Plan (WMP). A draft of the WMP has been submitted to the NJDEP.

Freeholder Director moved, seconded by Mr. Pollando, to approve the Committee Reports for May and June, 2018. Motion carried unanimously.

B. Water Quality Management Plan Amendment, Jernee Mill Business Center, Block 62, Lots 15 & 16, Sayreville, NJ Middlesex County

Presentation to the Planning Board by Kenneth Pape, Esq. and Mr. Peter Strong, P.E., was also presented to the WRA. The WRA recommended the application to the County Planning Board for approval.

Freeholder Director moved, seconded by Mr. Pollando, to approve the application for the water quality management amendment. Motion carried unanimously.

C. Water Quality Management Plan Amendment, 343 Bunker Hill Rd., Block 11.01, Lot 1.02, Franklin Township, NJ Somerset County

Presentation to the Planning Board by Mr. John Ryde, Van-Note Harvey Associates., was also presented to the WRA.

D. Freeholder Director moved, seconded by Mr. Pollando, to approve the application for the water quality management amendment. Motion carried unanimously.

- E. New Procedures for the review of revisions and site-specific amendments to the Future Wastewater Service Area (FWSA) Map and Wastewater Management Plan

Ms. Becker stated you will find in the folders the procedures for applicants making revisions and amendments and the resolution to update the Middlesex County Wastewater Management Plan to be voted on.

Freeholder Director Rios moved, seconded by Mr. Pollando, to approve the New Procedures for the review of revisions and site-specific amendments to the Future Wastewater Service Area (FWSA) Map and Wastewater Management Plan. Motion carried unanimously.

III. Transportation:
Mr. Richard Wallner

- A. Committee Reports for May and June, 2018:

Mr. Gambilonghi reported that the Transportation Coordinating Committee (TCC) met on June 26, 2018 and that all 25 municipalities in the County will be invited as part of the TCC's participation in providing input for the new Comprehensive Master Plan.

FY 2018 Subregional Transportation Planning (STP) Program close out. Effective July 1, 2018 the NJTPA authorized Middlesex County to incur costs towards the FY2019 Subregional Transportation Planning Program with a budget for the year ending June 30, 2019.

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

IV. Development Review:
Mr. Matthew M. Vaughn

- A. Committee Report for May, 2018:

Mr. Ververides stated that the Site Plan Applications for the month of May, 2018 are shown on page 5 and page 10 in the Committee's Monthly Activities Report. It shows that industrial activity is strong.

On page 17 Monetary Values received included: \$839,916.00 physical improvements (Cash Contribution); Performance Bonds, \$ 1,152,218.00; and Application fees \$190,239.00.

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

B. Bond Format:

An administrative update for the bond format was presented.

Freeholder Director Rios moved, seconded by Mr. Wallner, to approve the bond format. Motion carried unanimously.

V. Comprehensive Planning:
Ms. Rani Goomer

A. Committee Reports for May and June, 2018:

Ms. Becker stated that the County Agriculture Development Board (CADB) has one open application, the Estate of Anthony Zimbicki, Sr. located in Monroe. The Monroe Township Counsel passed a resolution that put up the 20% funding. The CADB will consider its final approval at its next meeting.

Ms. Becker stated that SADC staff advised that the Anthony Zimbicki, Sr. application for Final Approval will be on the July 26, 2018 SADC meeting agenda.

The Comprehensive Plan continues to be a priority of the Office of Planning.

Freeholder Director Rios moved, seconded by Mr. Wallner, to approve the Committee Reports of May and June 2018. Motion carried unanimously.

B. Summary of Zoning and Master Plan Revisions

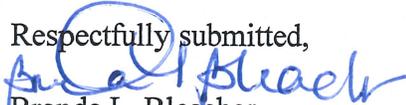
Mr. Pollando moved, seconded by Mr. Wallner, to approve the Report of the summary of Zoning and Master Plans. Motion carried unanimously.

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 Freeholder Director Rios, seconded by Mr. Wallner, the meeting was adjourned.

Respectfully submitted,

Brenda L. Bleacher
Acting Planning Board Secretary