Middlesex County Planning Board Meeting
75 Bayard Street, County Administration Building, 1st Floor,
Freeholder Meeting Room, New Brunswick, NJ 08901
September 10, 2019
3:30 P.M.
Minutes

MEMBERS PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Ronald Sendner, Acting County Engineer
Mr. William Thomas III
Mr. Jonathan Kopf
Ms. Gail Lala, Alternate
Mr. Erik Wong, Alternate
Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Planning Board Secretary

MEMBERS NOT PRESENT

Freeholder Director Ronald G. Rios
Freeholder Charles Kenny
Mr. Thomas Pollando, Vice Chairman
Mr. Jason Freidman
Ms. Rani Goomer

STAFF PRESENT

Mr. Khalid Anjum, Department Head, Infrastructure Management
Mr. George M. Ververides, Director, Office of Planning
Ms. Mirah Becker, Supervisor, Environmental Sustainability
Mr. Anthony Gambilonghi, Supervisor, Transportation

PUBLIC PRESENT

Mr. Shawn Hausermann, South River
Mr. Bruce Samuels, Esq., Cark Farms, East Brunswick
Mr. Dan Busch, Clark Farms, East Brunswick

Chairman Vaughn 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.

Secretary Brenda L. Bleacher called the roll and determined a quorum was present.

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

Mr. Wong motioned to close the public portion, seconded by Mr. Sendner. Motion was carried unanimously.

II. Administration:
Mr. Thomas Pollando

A. Mr. Ververides reported that the minutes of May 14, 2019 are in the folder for approval.

Mr. Wong moved, seconded by Mr. Sendner, to approve the minutes of May 14, 2019. Motion was carried unanimously.

B. Review the Minutes of June 11, 2019.

Mr. Ververides reported that the minutes of June 11, 2019 will be before the Planning Board for approval at the October 8, 2019 meeting.

C. Financial Report –

Mr. Ververides reported that the Financial Report from January to July 2019 are before the Planning Board for approval.

Mr. Wong moved, seconded by Mr. Sendner, to approve the Financial Report from January to July 2019. Motion was carried unanimously.

D. Committee Report – None

E. Summary of Zoning and Master Plan Revisions - Mr. Ververides stated that the Summary of Zoning and Master Plan Revisions report is in the folder for review and information.

Mr. Wong moved, seconded by Mr. Sendner, to approve the Summary of Zoning and Master Plan Revisions report. Motion was carried unanimously.

F. 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. Water Quality Management Plan Amendment: Clark Farms AKA Clark Family Enterprises, LLC, Block 320, Lot 5.03, East Brunswick Township, Middlesex County, NJ

Ms. Becker stated that Clark Farms, East Brunswick, has representatives present, Mr. Bruce Samuels, Esq. and Mr. Dan Busch, PE. They presented their plan before the Board.

The plan for Clark Farms, East Brunswick was accepted by the Water Resources Advisory (WRA).

A Resolution endorsing the Clark Farms, East Brunswick, amendment to the Lower Raritan-Middlesex County Water Quality Management Plan, was moved by Mr. Wong, seconded by Mr. Sendner. Roll call. Motion carried unanimously.

B. Committee Reports for June, July and August 2019:

Ms. Becker stated that the Committee Reports for June, July and August, 2019 are in the folder. Site-Specific Amendments: Cranbury-Dey Road Application has been completed and approved.

Woodhaven Village, Block 20001, Lots 5, 16 & 18, Township of Old Bridge, was approved by the Board of Freeholders on March 7, 2019. Waiting for adoption from the NJDEP.

JET USE, Inc., Block 25, Lots 63 & 64, Cranbury Township, was approved by the WRA and Planning Board in June 2017. The Public hearing took place on August 28, 2019. The resolution for approval goes before the Board of Freeholders on October 3, 2019.

The Resilient NJ Grant Program Award documents were received from NJDEP. Staff is finalizing the contracts with the municipalities. The Lower Raritan Watershed Partnership will be the lead for the community outreach initiatives. Work is expected to begin in the new year.

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.

There are currently three right to farm applications before the County Agricultural Development Board: (1) an application for mulching; (2) an application for a horse auction site allegedly to be operating horse rodeo events; and (3) an application for the installation of roof top solar panels on preserved farmland.

Mr. Wong moved, seconded by Mr. Sendner, to approve the Committee Reports of June, July and August 2019. Motion carried unanimously.

IV. Transportation:
Mr. Ronald Sendner, Acting County Engineer

A. Committee Reports for June, July and August 2019:

Mr. Gambilonghi reported that a Master Plan Municipal and Public Stakeholder meeting on the Bike-Pedestrian section of the Transportation Element of the Destination 2040 Master Plan was held. There was participation from municipal representatives, transportation providers, TCC members, and the general public.

On July 23, 2019 as part of the Destination 2040 Master Plan a Municipal and Public Sector Stakeholders meeting on the freight section of the transportation element was held. The meeting involved the Freight Rail Industrial Opportunity (FRIO) Study recently completed by the NJTPA. The presentation was followed by a general discussion by the TCC members, municipal representatives and members of the public.

Under the NJTPA Activities the staff received for review and comments the draft NJDOT and NJ Transit FY2020 Study and Development (S&D) Program which includes ongoing projects and new projects on the NJTPA project pipeline for concept development work. FY2020 projects which are generated from this program become candidates for inclusion in the Transportation Improvement Program (TIP).

Ms. Wong moved, seconded by Mr. Sendner, to approve the Committee Report for June, July and August, 2019. Motion carried unanimously.

V. Development Review:
Mr. Matthew M. Vaughn

A. Committee Reports for June and July 2019:

Mr. Ververides stated that the Committee's monthly activities development reports for June and July 2019 are in the folder.

Mr. Ververides stated that the Committee acted on a total of 54 development requests. Fees for physical improvements and subdivision and site plan reviews are higher from this time last year.

Ms. Wong moved, seconded by Mr. Sendner, to approve the Committee Reports for June and July 2019. Motion carried unanimously.

VI. Comprehensive Planning:
Ms. Rani Goomer

A. Update:

The Destination 2040 Comprehensive Master Plan team is continuing the completion of the outreach portion of the plan. The team is working closely with Jon Carnagie of the Voorhees Transportation Center at Rutgers and Rutgers staff who have been engaged by the County as consultants to the plan.

VII. Other Matters –

The next meeting is Tuesday, October 8, 2019.

VIII. Public Comments – None

Mr. Wong motioned to close the public portion, seconded by Mr. Sendner. Motion carried unanimously.

IX. Adjournment:

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

Respectfully submitted,
Brenda L. Bleacher
Planning Board Secretary