

**Middlesex County Planning Board Meeting  
County Administration Building, 75 Bayard Street,  
Freeholder Meeting Room, 1<sup>st</sup> Floor, New Brunswick, NJ 08901  
November 12, 2019  
3:30 P.M.  
Minutes**

MEMBERS PRESENT

Mr. Matthew Vaughn, Chairman  
Freeholder Director Ronald G. Rios  
Mr. Ronald Sendner, Acting County Engineer  
Mr. Jason Freidman  
Ms. Rani Goomer  
Mr. William Thomas III  
Ms. Gail Lala, Alternate  
Steven D. Cahn, Esq., Planning Board Counsel  
Ms. Brenda L. Bleacher, Planning Board Secretary

MEMBERS NOT PRESENT

Freeholder Charles Kenny  
Mr. Thomas Pollando, Vice Chairman  
Mr. Jonathan Kopf  
Mr. Erik Wong, Alternate

STAFF PRESENT

Mr. George M. Ververides, Director, Office of Planning  
Ms. Mirah Becker, Supervisor, Environmental Sustainability  
Mr. Anthony Gambilonghi, Supervisor, Transportation

PUBLIC PRESENT

Mr. James Mitchell, Hambro & Mitchell, Frank Scotto Property  
Mr. Kauhik Agraqai, Vorhees  
Mr. Anthony Stella, Vorhees

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.

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

Planning Board Meeting  
November 12, 2019

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

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

II. Administration:  
Mr. Thomas Pollando

A. Mr. Ververides reported that the minutes of September 10, 2019 are in the folder for approval.

Mr. Sendner moved, seconded by Ms. Lalla, to approve the minutes of September 10, 2019. Freeholder Director Rios and Mr. Freidman present not voting. Motion was carried.

B. Review the Minutes of October 8, 2019.

Mr. Ververides reported that the minutes of October 8, 2019 will be before the Planning Board for approval at the December 10, 2019 meeting.

C. Financial Report –

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

Freeholder Director Rios moved, seconded by Ms. Goomer, to approve the Financial Report from January to September 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.

Ms. Goomer moved, seconded by Ms. Lalla, 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. Committee Report for October 2019:

Water Quality Management Plan Amendment: Frankie Scotto Property, Block 37, Lot 12.14, South Brunswick Township, Middlesex County, NJ

Ms. Becker stated that Frankie Scotto Property, South Brunswick, has representatives present. James Mitchel Esq., Hambro Mitchel, Dayton, NJ, presented their plan before the Board.

The plan for Frankie Scotto Property, South Brunswick was reviewed and accepted by the Water Resources Advisory (WRA).

A Resolution endorsing the Frankie Scotto Property, South Brunswick as an amendment to the Lower Raritan-Middlesex County Water Quality Management Plan, was moved by Freeholder Director Rios, seconded by Ms. Goomer. Motion carried unanimously by roll call vote.

Ms. Becker stated that the Committee Report for October 2019 is in the folder. Site-Specific Amendments included: Cranbury-Dey Road and JET USA Applications both of which have been completed and approved.

Staff presented a new amendment for 36 Haypress Road, South Brunswick. The application was presented and approved by the WRA on November 4, 2019.

Staff received a new amendment for Windsor Associates, South Brunswick. The application is under review.

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.

Freeholder Director Rios moved, seconded by Mr. Freidman, to approve the Committee Report for October 2019. Motion carried unanimously.

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

A. Committee Report for October 2019:

Mr. Gambilonghi reported that the following the recommendation at the last TCC meeting the Office County Engineer submitted a request for approval, to approve the FY2020 Annual State Aid Transportation Program.

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's specific topics included Roads, Bridges, Freight, Traffic, Travel, Complete Streets, Pedestrian, Bicyclists, Safe Routes, Public Transit and Transportation Services, Electric Vehicles and Shared Mobility. The presentation was followed by a general discussion by the TCC members, municipal representatives and members of the public.

Under NJTPA Activities the staff has submitted progress reports to NJTPA for the FY2021 STP Work Program effective July 1, 2020. This program will continue receiving annual federal funding for transportation planning activities within the County.

Mr. Ververides reported that at the NJTPA meeting, Dr. Ben Strauss discussed Climate Control. Municipalities must stop building in the flood plains, E-Cars with the ABS Program will help the climate problem.

Freeholder Director Rios moved, seconded by Ms. Goomer, to approve the Committee Report for October 2019. Motion carried unanimously.

V. Development Review:  
Mr. Matthew M. Vaughn

A. Committee Reports for September and October 2019:

Mr. Ververides stated that the Committee's monthly activities development reports for September and October 2019 are unavailable at this time.

Planning Board Meeting  
November 12, 2019

VI. Comprehensive Planning:  
Ms. Rani Goomer

A. Update: No Report

VII. Other Matters:

The next meeting is Tuesday, December 10, 2019.

VIII. Public Comments: None

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

IX. Adjournment:

Since there was no further business to come before the Planning Board, on a motion made by Freeholder Director Rios, seconded by Ms. Goomer, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher

Planning Board Secretary