

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building
75 Bayard Street; New Brunswick, NJ 08901

Tuesday, January 12, 2016

Those Present:

Ms. Olga Sgambettera, Chairman
Freeholder Charles E. Tomaro
Mr. Richard Wallner, County Engineer
Mr. Thomas Pollando
Mr. Matthew M. Vaughn
Mr. Erik Wong, Alternate
Barry Goldstein, Esq., for Steven D. Cahn, Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Director Ronald G. Rios
Mr. Vincent R. Martino
Mr. William Thomas
Mr. Gerald Tamburro, Vice-Chairman (resigned: elected Mayor, Monroe Township)

Also 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
Mr. David Greek, F Greek Development
Mr. Shawn Haussermann, Councilman, South River

Chairman Sgambettera called the meeting of the Planning Board to order at 3:30 p.m. in compliance with the Open Public Meetings Act. She invited everyone to join in the Pledge of Allegiance. The Secretary called the roll and declared that there was a quorum.

I. Administration, Data Management & Technical Services:

Minutes - December 8, 2015: Mr. Wong moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the Financial report for December was in line with the budget, and is expected to remain the same through the end of the year. Mr. Wong moved, seconded by Mr. Wallner, to accept the report. Motion carried.

Committee Report: None. Communications: None.

II. Environment: Mr. Vincent R. Martino

Committee Report: Ms. Becker stated that the Committee Report for December was contained in the folder. In connection with the Wastewater Management Plan work, the staff received two additional amendment applications to the sewer service area map along with the eight specific amendments that are presently before the New Jersey Department of Environmental Protection for adoption:

Disbrow Hills Properties in Monroe Township, and The Oaks at Glenwood, LLC in Old Bridge Township. Ms. Becker asked the Planning Board to consider adding the two additional properties to the Sewer Service Area map at the next Board meeting. The Board agreed to consider taking action at the February 9th meeting. Mr. Wong moved to accept the report, seconded by Mr. Wallner. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Report for December was contained in the folder. He stated that the Borough of Metuchen will participate in the NJTPA Street Smart NJ Pedestrian Safety Education Campaign, a collaborative effort between public, private, and non-profit organizations, urging motorists, cyclists and pedestrians to obey New Jersey's pedestrian safety laws. Staff received the City of Perth Amboy Bicycle and Pedestrian Plan draft report with funding from the NJDOT Local Bicycle/Pedestrian Planning Program. Along with our Division of Comprehensive Planning, we participated in the City's efforts to make their streets safer and more accessible for pedestrians and bicyclists, and to coordinate the Perth Amboy Plan with the County's Transportation Plan Element that was updated approximately two years ago. Mr. Wong moved to accept the report, seconded by Mr. Wallner. Motion carried.

IV. Development Review: Ms. Olga Sgambettera

Committee Report: Mr. Olszewski stated that the Committee Report for December was contained in the folder. The Committee acted on 33 development requests. The combined site plan applications represent 88,066 square feet of additional building area, 305 new parking spaces, and 22 new dwelling units on a total of 108.49 acres. Total monetary values received through subdivision and site plan applications amounted to \$4,396,007 for the current year to date, as opposed to \$2,706,486 for the same period in 2014. Mr. Wong moved to accept the report, seconded by Mr. Wallner. Motion carried.

V. Comprehensive Planning: Mr. William Thomas

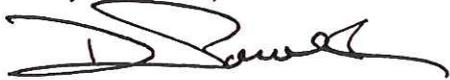
Committee Report: Ms. Becker stated that the Committee Report for December was contained in the folder. She reported on two current farmland applications, and stated that they are in various stages of the farmland preservation process: the Voight Farm in South Brunswick, and the J.B. Heatherwood Farm in Monroe. In connection with the Voight Farm, the legal matter pending in Superior Court has been resolved to closing without being compensated on the 2/3 of an acre that was the subject of the court matter. The Heatherwood Farm landowner accepted the certified value offer. The Monroe Township Council passed a Resolution for final approval, committing to the municipal funding share. The County Agriculture Development Board is scheduled to consider granting final approval at its January 27, 2016 meeting. The Middlesex County Board of Chosen Freeholders and the SADC will be required to consider final approvals. The CADB received a new application to sell a development easement for a 37-acre farm in Monroe Township. Mr. Wong moved to accept the report, seconded by Mr. Wallner. Motion carried.

VI. Other Matters: None.

VII. Public Comments: None.

The meeting was adjourned at 4:05 p.m. on motions by Mr. Wong and Mr. Wallner.

Respectfully submitted,



Dorothy K. Power, Secretary

January 28, 2016