

REORGINIZATION MEETING  
MIDDLESEX COUNTY PLANNING BOARD  
Planning Board Meeting Center  
40 Livingston Avenue; New Brunswick, NJ  
January 13, 2015  
**MINUTES**

**Those Present:**

Ms. Olga Sgambettera, Chairman  
Freeholder Director Ronald G. Rios  
Mr. Richard Wallner, County Engineer  
Mr. Vincent R. Martino  
Mr. Thomas Pollando  
Mr. William Thomas  
Mr. Matthew M. Vaughn  
Mr. Erik Wong, Alternate  
Barry Goldstein, Esq., representing Steven D. Cahn, Esq., Counsel  
Mrs. Dorothy K. Power, Secretary

**Not Present:**

Freeholder Charles E. Tomaro  
Mr. Gerald Tamburro, Vice Chairman

**Also Present:**

Mr. George M. Ververides, Director, Office of Planning  
Ms. Mirah Becker, Supervisor, Comprehensive Planning and the Environment  
Mr. Anthony Gambilonghi, Supervisor, Transportation  
Mr. Stanley Olszewski, Supervisor, Development Review  
David Akins, Township of Piscataway

Prior to convening the Reorganization Meeting of the Middlesex County Planning Board, the Honorable Barry Goldstein administered the Oaths of Office to Messrs. Vaughn and Wong who were appointed by the Middlesex County Board of Chosen Freeholders at its Reorganization meeting on January 2, 2015. Mr. Matthew Vaughn of South River was reappointed as a Member of the Middlesex County Planning Board for a term commencing January 1, 2015 and terminating December 31, 2017. Mr. Erik Wong of Piscataway was reappointed as an Alternate Member of the Middlesex County Planning Board for a term commencing January 1, 2014 and terminating December 31, 2016.

Mr. Ververides, Director, Office of Planning, presiding as temporary Chairman, called the meeting to order at 3:30 p.m. in compliance with the Open Public Meetings Act. Mr. Ververides invited everyone to join in the Pledge of Allegiance. The Secretary called the roll and declared that there was a quorum.

Mr. Ververides called for nominations for Chairman of the Planning Board for the Year 2015. Mr. Martino nominated Ms. Sgambettera, seconded by Mr. Wong. Hearing no further nominations, Freeholder Director Rios motioned to close nominations, seconded by Mr. Pollando. Motion carried to close nominations. Roll call on the nomination, Freeholder Director Rios, Messrs. Martino, Pollando, Thomas, Vaughn, Wallner, Wong, and Ms. Sgambettera voted Aye. Ms. Sgambettera was unanimously declared Chairman for 2015.

Ms. Sgambettera called for nominations for Vice Chairman. Mr. Thomas nominated Mr. Tamburro. seconded by Mr. Wallner. Hearing no further nominations, Freeholder Director Rios motioned to close nominations, seconded by Mr. Pollando. Motion carried to close nominations. Roll call on the nomination, Freeholder Director Rios, Messrs. Martino, Pollando, Thomas, Vaughn, Wallner, Wong, and Ms. Sgambettera voted Aye. Mr. Tamburro was unanimously declared Vice Chairman for 2015.

Chairman Sgambettera made the following Committee appointments for 2015:

Administration, Data Management & Technical Services: Mr. Gerald Tamburro

Environment: Mr. Vincent R. Martino

Transportation: Mr. Richard Wallner

Development Review: Ms. Olga Sgambettera, Chairman

Mr. Richard Wallner

Mr. Gerald Tamburro

Mr. Vincent R. Martino

Mr. George M. Ververides

(All remaining Planning Board members serve as Alternates)

Comprehensive Planning: Mr. William Thomas

(The Chairman of the Planning Board is an ex-officio member of each  
Committee of the Planning Board)

Chairman Sgambettera made the following Advisory Committee liaison  
appointments for 2015:

County Agricultural Development Board: Mr. William Thomas

Housing & Community Development: Mr. Thomas Pollando

Lower Raritan River Watershed Association: Mr. Vincent R. Martino

Transportation Coordinating Committee: Mr. Richard Wallner

Resolution #2015-01 was presented to appoint Steven D. Cahn, Esq. as Attorney to the Planning Board, said term expiring December 31, 2015. A motion was made by Mr. Wong, seconded by Mr. Wallner, to approve the Resolution. On roll call, Freeholder Director Rios, Messrs. Martino, Pollando, Thomas, Vaughn, Wallner, Wong and Ms. Sgambettera voted Aye. Resolution adopted unanimously.

Resolution #2015-02 was presented to set the Scheduled Meetings of the Middlesex County Planning Board and the Planning Board's Development Review Committee, said meetings to be conducted on the second Tuesday of each calendar month at 3:30 p.m. for the Planning Board, and at 3 p.m. for the Development Review Committee. Mr. Wallner moved the Resolution, seconded by Mr. Thomas. On roll call, Freeholder Director Rios, Messrs. Martino, Pollando, Thomas, Vaughn, Wallner, Wong, and Ms. Sgambettera voted Aye. Resolution adopted.

Resolution #2015-03 was presented which requires that all meetings or conduct of public business where official action is to be discussed or taken must be open to the public, and outlined the agenda to be followed at all official meetings of the County Planning Board where formal action is intended to be taken, as prescribed in the By Laws of the County Planning Board. Mr. Thomas moved the resolution, seconded by Mr. Martino. On roll call, Freeholder Director Rios, Messrs. Martino, Pollando, Thomas, Vaughn, Wallner, Wong and Ms. Sgambettera voted Aye. Resolution adopted unanimously.

- I. Administration, Data Management & Technical Services: Mr. Gerald Tamburro  
Minutes – December 9, 2014: Mr. Wong moved, second by Mr. Pollando, to accept the Minutes as presented. Motion carried unanimously.

Financial Report for December, 2014: Mr. Ververides stated that a copy of the Financial Report was contained in the folder. The total for the Planning Department has a small surplus, which should balance out by year end. Mr. Martino moved to accept the report, seconded by Mr. Wong. Motion carried.  
Committee Report: None. Communications: None.

- II. Environment: Mr. Vincent R. Martino

Committee Report: Ms. Becker stated that the Work Program Progress Report for December, 2014 was contained in the folder. In connection with the Wastewater Management Plan Work, staff worked on advocating for several properties to be "grandfathered" into the future sewer service area map. Freeholder Director Rios commended Mr. Ververides and the entire staff for their long and tedious effort to bring this program to fruition, and he thanked them on behalf of the Board of Chosen Freeholders. Mr. Wong moved to accept the report, seconded by Mr. Thomas. Motion carried unanimously.

- III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Report for December, 2014 was contained in the folder. In connection with the Transportation Coordinating Committee, Mayor Frank Gambatese of South Brunswick will attend its meeting to discuss proposed improvements along the Route 1 Corridor through South Brunswick, including the need for the third lane along Route 1. In other matters, at the North Jersey Transportation Planning

Authority Board of Trustees' meeting, New Jersey Department of Transportation Commissioner Jamie Fox was the keynote speaker. He discussed the need for a stable transportation funding source, such as an increase in the gas tax to repair the transportation infrastructure, citing the many bridges that are becoming unsafe. Mr. Martino moved to accept the report as presented, seconded by Mr. Wong. Motion carried unanimously.

IV. Development Review: Ms. Olga Sgambettera

Committee Report: Mr. Olszewski stated that the Committee Report for December, 2014 was contained in the folder. The Committee acted on 40 land development requests in December. Site Plan application activity indicates a substantial increase in dwelling units and square feet of building areas.

Mr. Olszewski announced that shortly, plans and proposals will be put on the website for applicants to review before the Land Development meetings, a useful tool to expedite activity. Mr. Wong moved to accept the report, seconded by Freeholder Director Rios. Motion carried unanimously.

V. Comprehensive Planning: Ms. Olga Sgambettera

Committee Report: Ms. Becker stated that the Committee Report for December, 2014 was included in the folder. She reported that Middlesex County has four applications in various stages of the farmland preservation process: the Voight Farm in South Brunswick, the Reinhardt Farm and the Protinick Farm in Cranbury, and the J.B. Heatherwood Farms in Monroe. Mr. Wallner moved to accept the report, seconded by Mr. Thomas. Motion carried unanimously.

Mr. Vaughn moved to adjourn, seconded by Mr. Wong. Motion carried unanimously. The meeting was adjourned at 4:05 p.m.

Respectfully submitted,

Dorothy K. Power, Secretary

Dated: January 20, 2015