

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building

75 Bayard Street; New Brunswick, NJ 08901

Tuesday, March 8, 2016

Chairman Vaughn called the meeting of the Planning Board to order at 3:30 p.m. in compliance with the Open Public Meetings Act. He invited everyone to join in the Pledge of Allegiance. Mr. Vaughn then invited Ms. Amy Naples, Clerk of the Board of Chosen Freeholders to administer the Oath of Office to Mr. Jason Friedman, from East Brunswick Township, to a newly-appointed three-year term as a Member of the Middlesex County Planning Board. The Secretary then called the roll and declared that there was a quorum.

Those Present:

Mr. Matthew M. Vaughn, Chairman

Mr. Thomas Pollando, Vice Chairman

Freeholder Director Ronald G. Rios

Freeholder Charles E. Tomaro

Mr. Richard Wallner, County Engineer

Mr. Jason Friedman

Mr. William Thomas

Mr. Erik Wong, Alternate

Steven D. Cahn, Esq., Counsel

Mrs. Dorothy K. Power, Secretary

Not Present:

Ms. Rani K. Goomer

Mr. Vincent R. Martino

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. Shawn Haussermann, Councilman, South River

- I. Administration and Spatial Data Services: Mr. Thomas Pollando
Minutes - February 9, 2016 Reorganization Meeting: Mr. Pollando moved, seconded by Mr. Wong, to accept the Minutes as presented. Motion carried.
Financial Report: Mr. Ververides stated that he is awaiting the final figures for 2016, and the Financial report will be presented at the April, 2016 meeting. Committee Report: None. Communications: None.
- II. Environment: Mr. Vincent R. Martino
Committee Report: Ms. Becker stated that the Committee Report for February was contained in the folder. In connection with the Wastewater Management Plan work, the Middlesex County Board of Chosen Freeholders will hold a public hearing on March 23, 2016 regarding placement of the Disbrow Hills Property into the future sewer service area. She stated that the new rules will detail the contents of the plan, and will present methodologies for nitrate dilution and build-out, among other matters.

Once the rules are adopted, staff will analyze those aspects that are new and remain relevant to Middlesex County. 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 February was contained in the folder. In connection with the federally funded County Route 529 corridor study, a second public open house meeting was held to discuss improvements to bus and train access, and bicycling-pedestrian mobility along the corridor. Freeholder Tomaro provided a brief overview of the study. At the Transportation Coordinating Committee meeting, Mr. Richard Wallner, County Engineer, presented the State funded County's Capital Transportation Program of projects from 2010 to 2016. The TCC approved the project list and recommended similar approval by the Board of Chosen Freeholders. State funding allocation toward the projects amounts to approximately \$5.9 million. Mr. Wallner moved to accept the report, seconded by Mr. Pollando. Motion carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Olszewski stated that the Committee Report for February was contained in the folder. The Committee acted on 25 development requests. The combined site plan applications represent 325,460 square feet of additional building area, 1,812 new parking spaces, and 566 new dwelling units on a total of 153.12 acres. Total monetary values received through subdivision and site plan applications amounted to \$220,944 for the current year to date, as opposed to \$156,048 for the same period in 2015. Mr. Pollando and Freeholder Director Rios moved to accept the report. Carried.

V. Comprehensive Planning: Mr. William Thomas

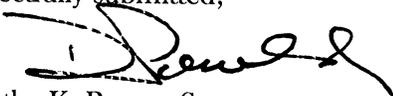
Committee Report: Ms. Becker stated that the Committee Report for February was contained in the folder. She reported on the Voight Farm in South Brunswick, stating that the State Agriculture Development Committee requested a subordination agreement be drafted pursuant to a 1999 agreement between Voight and the County Planning Board. A draft Declaration of non-application was prepared by Counsel, approved by the County Planning Board Attorney, County Engineer, and the SADC Legal Department, and the final declaration was signed and sent to the Middlesex County Clerk's office for recording. The Deed of Easement closing was scheduled for March 9, 2016. With regard to the J.B. Heatherwood Farms in Monroe, the landowner accepted the certified value offer. Monroe Township passed their Resolution of final approval, committing to the municipal funding share. The County Agriculture Development Board granted final approval, and the Middlesex County Board of Chosen Freeholders granted final approval committing its share of the funding and authorizing the Middlesex County Improvement Authority to solicit Request for Proposals for survey, title and contract work. Mr. Pollando moved to accept the report, seconded by Freeholder Director Rios. Motion carried.

VI. Other Matters: Freeholder Director Rios welcomed Mr. Friedman to the Planning Board, noted the excellent staff of the Board who are willing to assist him with any questions that he may have.

VII. Public Comments: None.

The meeting was adjourned at 4:00 p.m. on motions by Mr. Wong and Mr. Wallner.

Respectfully submitted,



Dorothy K. Power, Secretary

March 30, 2016