

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

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

Tuesday, April 12, 2016

MINUTES

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. The Secretary 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
Mr. Richard Wallner, County Engineer
Mr. Jason Friedman
Ms. Rani K. Goomer
Mr. Vincent R. Martino
Mr. Erik Wong, Alternate
Steven D. Cahn, Esq., Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Charles E. Tomaro
Mr. William Thomas

Also Present

Mr. George M. Ververides, Director, Office of Planning
Ms. Mirah Becker, Supervisor, Comprehensive Planning, Parks and the Environment
Mr. Stanley Olszewski, Supervisor, Development Review
Mr. Shawn Haussermann, Councilman, South River

I. Administration and Spatial Data Services: Mr. Thomas Pollando

Minutes - March 8, 2016 Meeting: Mr. Pollando moved, seconded by Mr. Wong, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the report is a summary of the January, February, and March finances, and moving forward with expenses. Mr. Wong moved to accept the report, seconded by Mr. Pollando. Motion carried. Committee Report: None. Communications: None.

II. Environment: Mr. Vincent R. Martino

Committee Report: Ms. Becker stated that the Committee Report for March was contained in the folder. In connection with the Wastewater Management Plan work, the Middlesex County Board of Chosen Freeholders held a public hearing on March 23, 2016 regarding placement of the Disbrow Hills Property into the future sewer service area. A transcript of the proceedings and an official resolution will be approved by the Middlesex County Board of Chosen Freeholders. The resolution will be provided to the NJ Department of environmental Protection, which has 60 days to adopt the amendment as an official change to the County's future sewer service area map. She stated that the new rules will detail the contents of the plan and will be published in the Spring or early Summer, after

which the staff will analyze those aspects that are new and remain relevant to Middlesex County. Mr. Wong moved to accept the report, seconded by Freeholder Director Rios. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Ververides stated that the Committee Report for March was contained in the folder. He reported that Mr. Gambilonghi attended the Green Brook Transit Supportive Development (TSD) Educational Workshop. The meeting included discussions involving community advantages of transit-oriented and supportive development initiatives to promote quality of life, transportation, and economic benefits. TSD is a planning approach in which transit planning and local land use planning are integrated at the regional level for the purpose of building sustainable communities around transit stations, thereby reducing sprawl and congestion, increasing pedestrian activity, increasing economic development potential, and realizing environmental benefits. Freeholder Director Rios moved to accept the report, seconded by Mr. Wong. Motion carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Olszewski stated that the Committee Report for March was contained in the folder. The Committee acted on 35 development requests. The combined site plan applications represent 1,603,590 square feet of additional building area, 3,827 new parking spaces, and 568 new dwelling units on a total of 456.59 acres. Total monetary values received through subdivision and site plan applications amounted to \$1,919,514.19 for the current year to date, as opposed to \$251,080 for the same period in 2015. The applications are larger in size and involve more physical improvements. Mr. Wong moved to accept the report, seconded by Freeholder Director Rios. Motion carried.

V. Comprehensive Planning: Mr. William Thomas

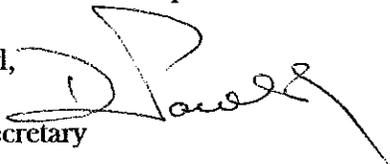
Committee Report: Ms. Becker stated that the Committee Report for March was contained in the folder. She reported that the development easement on the Voight Farm in South Brunswick has been purchased, and the property closed on March 9, 2016. With regard to the J.B. Heatherwood Farms in Monroe, the 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. In other matters, the office has spearheaded a new initiative to develop a new Growth Management Plan for Middlesex County. The County will establish itself as a leader in New Jersey for implementing planning and policy changes that effectively manage development pressures to maintain the County's unique character and way of life. The mission is to anticipate and prepare for future growth by prioritizing a consistent level of services, land availability for new demands, effective utilization for natural resources, protection of open space, economic growth, transportation advancements, housing for all populations, and preservation of historic places. The Growth Management Plan's Executive Summary is attached. The County's last Comprehensive Plan was completed in 1977, some 39 years ago. Freeholder Director Rios moved to accept the report, seconded by Mr. Pollando. Motion carried.

VI. Other Matters: None. VII. Public Comments: None.

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

Respectfully submitted,

Dorothy K. Power, Secretary



DATED: April 22, 2016

Executive Summary: Middlesex County attracts residents and visitors from all over the region. Located in central New Jersey, it is within close proximity to both New York City and Philadelphia. Nearly every major road and rail line passes through Middlesex County, including the Northeast Corridor, the New Jersey Turnpike, the Garden State Parkway, Interstate 287, and U.S. Routes 1 and 9. It is bordered by Union County to the north, Somerset County to the west, Monmouth County to the south, and the Atlantic Ocean to the east. Middlesex County is home to Fortune 500 companies, three universities, and world-class healthcare and research facilities. Notable institutions include Johnson and Johnson and Rutgers, The State University of New Jersey. Middlesex County also boasts an 18-strong park system that includes a range of recreation options. The 6,300 total acres include ball fields, playgrounds, jogging paths, hiking trails, a family skating rink, and an outdoor amphitheater. Downtown New Brunswick's State Theater, George Street Playhouse, and Crossroads Theater comprise the cultural hub for the county. All of this and more make it "the Greatest County in the land."

An increasing number of people are locating within Middlesex County to take advantage of these assets. From 2000-2010, the population grew by 8%, which is almost double the increase for all of New Jersey (Middlesex County Office of Planning and 2000 Census). Monroe, Cranbury, and Helmetta are experiencing the largest gains (40%, 20%, and 19% respectively). The County's anticipated increase by 35% from 2014 to 2050 is a little more than four times the growth experienced from 2000 to 2010. (Middlesex County Office of Planning projection data). Middlesex County is already one of the densest counties in the state, with a ranking as the sixth highest among all the counties. It has approximately 2,622 persons per square mile compared to New Jersey's 1,196 persons per square mile (Decennial Census). The county's steady incline in population combined with its strong economic base can put stress on the system.

Future growth can be planned for and sustained by looking at past patterns, current trends, and anticipated needs. A focus on Middlesex County's roads, water supply and wastewater systems, schools, hospitals, housing, open spaces, and historic sites will ensure these assets continue to support residents, workers, and visitors alike. This report also includes strategic planning and policy recommendations, which are usually part of a comprehensive master plan. The data and approaches combined will help guide future growth in a way that ensures demands can be met. Issue areas and key problems will be prioritized. The ES will present a summary of priority actions and next steps, including the availability of external resources and the role of the County in implementation.

Vision-Middlesex County will establish itself as a leader in New Jersey for implementing planning and policy changes that effectively manage development pressures to maintain the county's unique character and way of life.

Mission-To anticipate and prepare for Middlesex County's future growth by prioritizing a consistent level of services; land availability for new demands; effective utilization of natural resources; protection of open space; economic growth; transportation advancements; housing for all populations; and preservation of historic places.