

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD
Planning Board Meeting Center
40 Livingston Avenue; New Brunswick, NJ
Tuesday, April 14, 2015
Minutes

Those Present:

Ms. Olga Sgambettera, Chairman
Mr. Gerald Tamburro, Vice-Chairman
Freeholder Director Ronald G. Rios
Mr. Richard Wallner, County Engineer
Mr. Vincent R. Martino
Mr. Thomas Pollando
Mr. Matthew M. Vaughn
Steven D. Cahn, Esq., Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Charles E. Tomaro
Mr. William Thomas
Mr. Erik Wong, Alternate

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
Mr. David Akins, Piscataway

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: Mr. Gerald Tamburro
Minutes - March 10, 2015: Mr. Tamburro moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.
Financial Reports: Mr. Ververides stated that the Financial reports for February and March were in the folder. The total for March was over-expended slightly, due to several major purchases; however, the total will balance out in future reports. Mr. Tamburro 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 March was contained in the folder. In connection with the Wastewater Management Plan work, Ms. Becker announced that the Middlesex County new future wastewater service area map was officially adopted by the New Jersey Department of Environmental Protection on March 11, 2015. She also reported that the Water Resources Association voted to approve a group of amendments compromised of four different

projects to be added to the updated sewer service area map: several Metuchen Realty acquisitions, properties in the South River Business Park, and the North Brunswick properties of Joanne Labarbera and Janet Reynolds. Ms. Becker introduced a Resolution for the Board's approval to Endorse Amendment

2015-01 to the Lower Raritan-Middlesex County Water Quality Management Plan. Mr. Tamburro moved to adopt the Resolution, seconded by Mr. Wallner. On roll call, Freeholder Director Rios, Messrs. Martino, Pollando, Tamburro, Vaughn, Wallner, and Ms. Sgambettera voted Aye. Resolution adopted unanimously. Mr. Tamburro moved to accept the report, seconded by Mr. Wallner. Carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Report for March was contained in the folder. He reported on a meeting of the Transportation Coordinating Committee (TCC), at which Middlesex County Engineer Mr. Richard Wallner presented the County's proposed Capital Transportation Program for State Aid. The TCC also passed a resolution that urged the Governor and State Legislature to raise a minimum of \$1 billion a year in new revenues to produce a stable, ongoing and adequate program to replace money from the Transportation Trust Fund that is going solely for debt payment, and to begin to address the large number of unmet transportation infrastructure and intermodal needs affecting highways, bridges, rail and bus facilities, safety initiatives, and special transportation accommodations for the disabled. Mr. Tamburro 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 March was contained in the folder. The Committee acted on 25 development requests. Site plan activity for additional square feet of building area amounted to 2.5 million square feet, twice the amount from the same period one year ago, and approximately three times that of the same period for parking spaces, attributed to larger-sized projects. Total monetary values received through subdivision and site plan applications for year-to-date amounted to \$251,080, and \$615,181 for 2014, the lesser amount attributed to a lower fee schedule. Mr. Olszewski presented a checklist of planning initiatives and ongoing activities for 2015 and beyond: Continue development review work program; expand the website, including information to promote public outreach and awareness; expand existing pre-application process with municipalities in order to promote fast track of key projects; update and rewrite subdivision and site plan resolutions; promote Green-Infrastructure, using cost-effective methods for developers; and update the right-of-way element of the County Master Plan. Messrs. Tamburro and Wallner moved to accept the report. Motions carried.

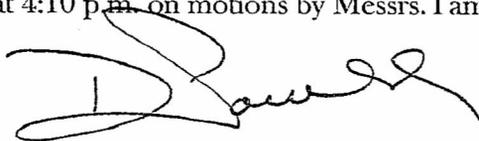
V. Comprehensive Planning: Mr. William Thomas

Committee Report: Ms. Becker stated that the Committee Report for March was contained in the folder. She reported on three current farmland applications, and stated that they are in various stages of the farmland preservation process: the Voight Farm in South Brunswick, the Protinick Farm in Cranbury, and the J.B. Heatherwood Farms in Monroe. Mr. Tamburro moved to accept the report, seconded by Mr. Wallner. Motion carried.

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

The meeting was adjourned at 4:10 p.m. on motions by Messrs. Tamburro and Wallner.

Respectfully submitted,
Dorothy K. Power, Secretary



Dated: April 27, 2015