

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building
75 Bayard Street; New Brunswick, NJ 08901
Tuesday, May 10, 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. The Board observed a Moment of Silence to recognize the passing of Mr. Thomas F. Boylan III, former Planning Board member who served from 1997 and as Chairman from 2003 until he retired on December 31, 2011.

Those Present:

Mr. Matthew M. Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Freeholder Charles E. Tomaro
Mr. Richard Wallner, County Engineer
Mr. Jason Friedman
Mr. Vincent R. Martino
Mr. William Thomas
Mr. Erik Wong, Alternate
Steven D. Cahn, Esq., Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Director Ronald G. Rios
Ms. Rani K. Goomer

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 - April 12, 2016 Meeting: Mr. Pollando moved, seconded by Mr. Thomas, to accept the Minutes as presented. Motion carried.
Financial Report: Mr. Ververides stated that the Financial Report is in line with the budget. 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 April was contained in the folder. In connection with the Wastewater Management Plan work, the New Jersey Department of Environmental Protection provided a grant to develop the plan. Ms. Becker presented a preliminary scope of work to develop the new Wastewater Management Plan for Middlesex County. Staff will develop the plan, which will include maps, wastewater treatment facilities capacity analysis, nitrate dilution/septic capacity analysis, strategies to address capacity deficiencies identified in wastewater capacity and nitrate dilution analysis, and provide public review and hearing process, including

timetables for each component. The NJDEP anticipates funding would be up to \$100,000 to complete the components. However, there was no mention of funding for the Septic Management Plan component of the Wastewater Management Plan. In order to ensure completion of that project, additional funding would be required to achieve the water quality goals. 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 April was contained in the folder. He reported on the North Jersey Transportation Planning Authority meeting. Actions included amendments to the New Brunswick Train Station intermodal improvements. On regional matters, the Federal Railroad Administration and NJ Transit are jointly preparing an environmental impact statement to evaluate the Hudson Tunnel Project. The project is intended to preserve the current functionality of the Northeast Corridor's Hudson River rail crossing between New Jersey and New York to strengthen the resilience of the Northeast Corridor rail line. Mr. Wong 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 April was contained in the folder. The Committee acted on 46 development requests. The combined site plan applications represent 1,471,863 square feet of additional building area, 1,433 new parking spaces, and 92 new dwelling units on a total of 430.18 acres. Total monetary values received through subdivision and site plan applications amounted to \$2,039,648.34 for the current year to date, as opposed to \$316,114.83 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 Mr. Pollando. Motion carried.

V. Comprehensive Planning: Mr. William Thomas

Committee Report: Ms. Becker stated that the Committee Report for April was contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, the State Agricultural Development Committee passed a resolution of final approval. In connection with the Estate of Anthony Zimbicki, Sr., preliminary approval was given by the County Agricultural Development Committee. Legal questions have arisen regarding Mr. Zimbicki's Last Will and Testament with regard to the six-acre piece containing the house and barn. In other matters, a draft Scope of Work has been drafted for the new Middlesex County Comprehensive Plan. Elements of the Plan include Goals and Policies, Demographics, Land Use, Natural Resources, Open Space and Recreation, Economic Development, Transportation, Infrastructure, Housing, County Public Facilities, Historic and Cultural Resources, Integration of Elements, and Implementation Program. Mr. Thomas 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 Messrs. Wallner and Wong.

Respectfully submitted,



Dorothy K. Power, Secretary

DATED: June 3, 2016