

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building

75 Bayard Street; New Brunswick, NJ 08901

Tuesday, June 14, 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 Charles E. Tomaro
Mr. Richard Wallner, County Engineer
Mr. Jason Friedman
Ms. Rani K. Goomer
Mr. Vincent R. Martino
Steven D. Cahn, Esq., Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Director Ronald G. Rios
Mr. William Thomas
Mr. Erik Wong, Alternate

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
Mr. Charles Kratovin, Newspaper Reporter

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

Minutes - May 10, 2016 Meeting: Mr. Pollando moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the Financial Report is in line with the budget. Mr. Wallner 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 May was contained in the folder. In connection with the Wastewater Management Plan work, she stated that the County's existing Revision and Amendment Procedures were written in 2000 before the State, through the New Jersey Department of Environmental Protection, developed its rules. The County is not required to comment on revisions in the new rules, as proposed. We need to site specific revisions and amendments in our sewer service area. Presently our revision and amendment rules process to our sewer service area map are much more stringent and demanding to the public than they need to be. New requirements now mandate that, in addition to mapping stormwater outfall pipes from their stormwater systems, municipalities will need to inventory and map all stormwater outfall pipes, stormwater management

basins, manufactured treatment devices, and green infrastructure using GIS. This must include all stormwater facilities that are owned or operated by the municipality, as well as those within the municipality that it does not own or operate and are not subject to another NJDEP Stormwater permit. The County will work with the 25 municipalities to develop a portal where municipal maps with county information can be shared. Mr. Pollando 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 May was contained in the folder. He attended the Keep Middlesex Moving (KMM) annual Board membership meeting at which Assembly Transportation Committee Chairman John Wisniewski spoke on the need and urgency of renewing the New Jersey Transportation Trust Fund with a stable funding source. The current Transportation Trust Fund expires on June 30, 2016 after which all of the current State gas tax revenues will only go toward the debt service if the TTF is not renewed. The State Aid allocation for Middlesex County in 2016 for the Program list of projects, including County roads, bridges and intersections, is \$5,894,000. Messrs. Wallner and Pollando moved to accept the report. Carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Olszewski stated that the Committee Report for May was contained in the folder. The Committee acted on 27 development requests. In connection with site plan applications, Industrial remains high in activity, with 758,425 square feet of building area. Total monetary values received through subdivision and site plan applications amounted to \$2,447,081.36 for the current year to date, as opposed to \$808,482.53 for the same period in 2015. The applications are larger in size and involve more physical improvements. Mr. Wallner 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 May was contained in the folder. With regard to the J.B. Heatherwood Farms in Monro, the State Agricultural Development Committee passed a resolution of final approval. The Agreement to Sell Development Easement has been drafted, and the Wilentz counsel is working on the mortgage and appraisal. The surveyor has been selected and the survey phase will commence after the mortgage lien is released and the Contract has been executed. 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 and the lifetime rights associated with it. A meeting with the attorneys and the clients is scheduled in mid-June. Mr. Wallner moved to accept the report, seconded by Mr. Pollando. Motion carried.

VI. Other Matters: Mr. Wallner offered a motion to cancel the July and August Planning Board meetings, with the stipulation that special meetings, as needed, may be called by the Chairman, seconded by Mr. Pollando. Motion carried unanimously.

VII. Public Comments: Mr. Kratovin questioned pollution problems in the County, such as dead birds in the water, etc. Counsel addressed his concerns.

The meeting was adjourned at 4:13 p.m. on motions by Messrs. Wallner and Pollando.

Respectfully submitted,
Dorothy K. Power, Secretary



DATED: July 28, 2016