

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD
Planning Board Meeting Center
40 Livingston Avenue; New Brunswick, NJ
Tuesday, September 8, 2015

Those Present:

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

Not Present:

Mr. Gerald Tamburro, Vice-Chairman
Freeholder Charles E. Tomaro
Mr. Thomas Pollando
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. Alexander Zakrewsky, Supervisor, Data Management & Technical Services

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 - June 9, 2015: Mr. Vaughn moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.

Financial Reports: Mr. Ververides stated that the Financial reports for June, July, and August are in line with the budget, and we expect to remain the same through the end of the year.

Freeholder Director moved, seconded by Mr. Wallner, to accept the report. Motion carried.

Committee Report: Mr. Ververides reminded the Board that this will be the last meeting in the meeting center at the Elks Building on Livingston Avenue. The future meetings will be held in the Middlesex County Administration Building. He noted that the staff is looking forward to joining the Engineering and Human Resources staffs on the 5th floor of the Administration Building. Mr. Ververides wanted to thank the Elks organization, who worked very well with us over 41 years. He especially want to thank Jim White, Dave Delanzo, John Callone, the custodian, who met our everyday needs, and all the Elks for their facilities, and wished them well.

Communications: None.

II. Environment: Mr. Vincent R. Martino

Committee Report: Ms. Becker stated that the Committee Reports for June, July, and August were contained in the folder. In connection with the Wastewater Management Plan work, she noted that six amendment applications were finalized to the future sewer service area map, and they are awaiting final adoption by the New Jersey Department of Environmental Protection. Ms. Becker introduced Mr. Alexander Zakrewsky, who presented three survey charts depicting locations of median household income, land use/land cover by categories (agriculture, forest, barren, urban, wetlands, etc.), and land use changes from 2007 to 2012. Mr. Wallner moved to accept the Committee report, seconded by Mr. Vaughn. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Reports for June, July, and August were contained in the folder. He reported on a meeting of the North Jersey Transportation Planning Authority. The Board of Trustees endorsed the State's 2016 Fiscal Transportation Capital Program and the Transportation Improvement Program. Projects involving Middlesex County include Oak Tree Road Bridge improvements over Conrail in Edison, Route 287/River Road interchange improvement in Piscataway, and the Routes 9, 35, and Main Street interchange in South Amboy. The Board also approved proposed projects for the Transportation Clean Air Measures Program as part of the federal Congestion Mitigation and Air Quality funding to reduce air pollution and congestion. Mr. Wallner moved to accept the report, seconded by Mr. Vaughn. Motion carried.

IV. Development Review: Ms. Olga Sgambettera

Committee Report: Mr. Olszewski stated that the Committee Reports for June, July, and August were contained in the folder. In August, the Committee acted upon 36 development requests. Site plan activity for additional square feet of building area amounted to 8.1 million, as opposed to 7.2 million square feet in August, 2014. He noted that trends in retail in existing malls are taking a "hit" because of internet activity. Total monetary values received through subdivision and site plan applications for year-to-date amounted to \$1,953,930, and \$1,944,976 for 2014. Mr. Wallner moved to accept the report as presented, seconded by Mr. Martino. Motion carried.

V. Comprehensive Planning: Mr. William Thomas

Committee Report: Ms. Becker stated that the Committee Reports for June, July, and August were contained in the folder. She reported on two current farmland applications, and stated that they are in various stages of the farmland preservation process: the Voight Farm in South Brunswick, and the J.B. Heatherwood Farm in Monroe. In connection with the Protinick Farm in Cranbury, the landowners were granted a 60-day extension to respond by July 10. They did not respond to the certified value offer by the deadline, which is deemed a rejection of the offer. They are now barred from reapplying to the Farmland Preservation Program for the same property for a period of two years. Mr. Wallner moved to accept the report, seconded by Mr. Vaughn. Motion carried.

VI. Other Matters: Freeholder Director Rios thanked the Planning Board for its dedicated involvement with the staff, and he wished everyone well in the transition to their new location. He also asked to take a moment on September 11 to reflect on our Country and the lives we lost.

VII. Public Comments: None.

The meeting was adjourned at 4:05 p.m. on motions by Freeholder Director Rios and Mr. Wallner.

Respectfully submitted,

Dorothy K. Power, Secretary

September 28, 2015

