

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building

75 Bayard Street; New Brunswick, NJ 08901

Tuesday, September 13, 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. 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 - June 14, 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 Reports for June, July, and August are contained in the folder, and the expenses are currently under budget. Freeholder Director Rios moved to accept the report, seconded by Mr. Wallner. Motion carried. Committee Report: None.

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 stated that staff had extensive interaction with the New Jersey Department of Environmental Protection on applying for a \$100,000 grant to develop a County-wide wastewater management plan for Middlesex County. The grant requires the Office of Planning to write a detailed Scope of Work for the contents of the County's new wastewater management plan written in conformance to the new planning rules which are expected to be adopted in October. A Request for Proposal to select a consultant will follow signoff of the grant contract. Ms. Becker noted that staff is in the process of developing a

newsletter that explains the role of the wastewater plan and adopted sewer service area map affecting the lives of residents of Middlesex County. This public outreach material will be presented to the Board for consideration at the next Planning Board meeting. Freeholder Director Rios moved to accept the report, seconded by Mr. Wong. 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. In connection with the State Transportation Trust Fund, he stated that no new developments have been reported by the New Jersey Department of Transportation representative on the strategy or compromise on funding the continuation of the expired State Transportation Trust Fund that is the source of many State-funded transportation projects. The Office of Planning recommended a Resolution of the NJTPA Board of Trustees at the July, 2016 meeting urging the Governor and the State Senate and Assembly to come to an agreement on the renewal of the State Transportation Trust Fund in order to provide stable, reliable and sufficient sources of funding for infrastructure investments over the long term and allow work on the State-funded transportation projects to resume as soon as possible. Freeholder Director Rios moved to accept the report, seconded by Mr. Wallner. Motion carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Olszewski stated that the Committee Reports for June, July, and August were contained in the folder. In his August report, the Committee acted on 33 development requests. In connection with site plan applications, Industrial remains high in activity, with 400,694 square feet of building area. Total monetary values received through subdivision and site plan applications amounted to \$2,986,009 for the current year to date, as opposed to \$791,930 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 Reports for June, July, and August were contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, the Title Search Company revealed an action needed regarding release of the bank mortgage lien from the property to comprise the agricultural development easement. The mortgage lender completed the required appraisal report in order to address the mortgage lien request. The several parties involved agreed to the general terms of the release after reviewing a GIS map prepared by Middlesex County, and finalized legal documentation will be completed and processed after the survey has been completed and legal descriptions have been written by the surveyor. When all contracts are satisfied, the Clerk of the Board of Chosen Freeholders and the Freeholder Director will sign the contracts; and after executed, MCIA will notify the surveyor to begin Phase I of the survey. In connection with the Estate of Anthony Zimbicki, Sr., the outstanding issues regarding the lifetime rights associated with the six-acre piece containing the house/barns must be resolved before "Green Light Approval" can be granted. Freeholder Director Rios moved to accept the report, seconded by Mr. Wallner. Motion carried.

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

The meeting was adjourned at 4:05 p.m. on motions by Messrs. Wallner and Pollando.

Respectfully submitted,

Dorothy K. Power, Secretary



DATED: October 3, 2016