

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD
Middlesex County Administration Building
75 Bayard Street; New Brunswick, NJ 08901
Tuesday, December 8, 2015

Those Present:

Ms. Olga Sgambettera, Chairman
Mr. Gerald Tamburro, Vice-Chairman
Freeholder Charles E. Tomaro
Mr. Richard Wallner, County Engineer
Mr. Matthew M. Vaughn
Mr. Erik Wong, Alternate
Steven D. Cahn, Esq., Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Director Ronald G. Rios
Mr. Vincent R. Martino
Mr. Thomas Pollando
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

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 - November 10, 2015: Mr. Tamburro moved, seconded by Mr. Wong, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the Financial report for November was in line with the budget, and is expected to remain the same through the end of the year. Mr. Wong moved, seconded by Mr. Tamburro, 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 November was contained in the folder. In connection with the Wastewater Management Plan work, the staff held a public hearing on November 24th in the Board of Chosen Freeholders' meeting room to hear presentations and testimony on six amendments: Metuchen Realty Acquisitions, South River Business Park, Joanne Labarbera in North Brunswick, Janet Reynolds in North Brunswick, The Morris Companies in Monroe Township, and Industrial Property Trust (Zell Property) in Piscataway Mr. Tamburro moved to accept the report, seconded by Mr. Wong. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Report for November was contained in the folder. He reported on the new federal transportation bill approved by the United States House and Senate, called the FAST Act, "Fixing America's Surface Transportation." Several key points on this bill include: replenish the Highway Trust Fund, authorize money for Amtrak, eliminate the prior proposal to end a \$263 million transit program, and provide \$199 million to aid railroads to implement safety technology in train control. Messrs. Tamburro and Wong moved to accept the report. Carried.

IV. Development Review: Ms. Olga Sgambettera

Committee Report: Mr. Olszewski stated that the Committee Report for November was contained in the folder. The Committee acted upon 27 development requests. The combined site plan applications represent 301,749 square feet of additional building area, 1,162 new parking spaces, and 110 new dwelling units on a total of 97.36 acres. Total monetary values received through subdivision and site plan applications amounted to \$4,323,028 for the current year to date, as opposed to \$2,688,365 for the same period in 2014. Mr. Olszewski reported that staff is reviewing application procedures to determine the feasibility for upgrading the fees. Mr. Tamburro moved to accept the report as presented, seconded by Mr. Wallner. Motion carried.

V. Comprehensive Planning: Mr. William Thomas

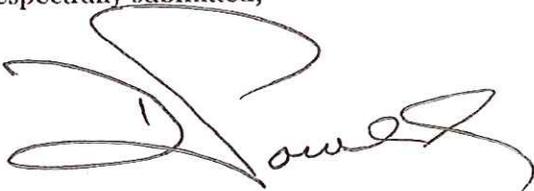
Committee Report: Ms. Becker stated that the Committee Report for November was contained in the folder. She reported on two current farmland applications, and stated that they are in various stages of the farmland preservation process: the Voight Farm in South Brunswick, and the J.B. Heatherwood Farm in Monroe. In connection with the Voight Farm, the legal matter pending in Superior Court has been resolved to closing without being compensated on the 2/3 of an acre that was the subject of the court matter. The Heatherwood Farm landowner accepted the certified value offer. Final approvals will be required by the Monroe Township Council, Middlesex County Agriculture Development Board, and the Middlesex County Board of Chosen Freeholders. The CADB received a new application to sell a development easement for a 37-acre farm in Monroe Township. Mr. Tamburro moved to accept the report, seconded by Mr. Wong. Motion carried.

VI. Other Matters: None.

VII. Public Comments: None.

The meeting was adjourned at 4:05 p.m. on motions by Mr. Tamburro and Mr. Wong.

Respectfully submitted,



Dorothy K. Power, Secretary

December 30, 2015