

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Planning Board Meeting Center  
40 Livingston Avenue; New Brunswick, NJ

Tuesday, December 9, 2014

Those Present:

Ms. Olga Sgambettera, Chairman  
Mr. Gerald Tamburro, Vice-Chairman  
Freeholder Charles E. Tomaro  
Mr. Richard Wallner, County Engineer  
Mr. Thomas Pollando  
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. William Thomas

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

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 12, 2014: Mr. Tamburro moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.  
Financial Reports: Mr. Ververides stated that the Financial report for November was within the budget guidelines; and the balance will be reduced by the end of December in connection with the public hearing for the wastewater management plan and other miscellaneous charges. Mr. Tamburro moved, seconded by Mr. Wallner, to accept the report. Motion carried.  
Committee Report: None.  
Communications: Mr. Ververides announced that the Planning Board will relocate to the Fifth Floor of the County Administration Building around June, 2015. The Engineering and Human Services Offices will also be on the same floor. Mrs. Power noted the passing of Mr. Leonard Sandulsky, a former Planning Board member, and chairman of the County's Construction Board of Appeals.
- II. Environment: Mr. Vincent R. Martino  
Committee Report: Ms. Becker stated that the Work Program Progress Report for November was contained in the folder. In connection with the Wastewater Management Plan work, the Middlesex County Board of Chosen Freeholders held a public hearing on Monday, November 24, 2014, to hear

comments on the Future Wastewater Service Area Map. Four individuals testified on five separate properties. The staff will review the stenographer's transcripts from the public hearing and will forward it to the staff and to the NJ Department of Environmental Protection, and responses will be developed. The Board of Chosen Freeholders will then schedule a meeting to act on the sewer service area map. Mr. Tamburro moved to accept the Committee report, seconded by Mr. Wong. 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 Route 18 bridge project over Route 18 in New Brunswick and interchange related improvements. The project includes the addition of a lane from the Route 18 North movement to the route 1 southbound ramp north of Weston's Mill Pond, improvements of the radius of that ramp, and replacement of superstructures, steel beams, concrete deck and the parapets that are part of the bridge. The project is expected to be completed in the Spring of 2016. In connection with the Route 35 Victory Bridge safety fencing to discourage people from jumping, the New Jersey State Department of Transportation is installing a five-foot high mesh type safety fence on the Route 35 Bridge and on the Route 9 Bridge as well, at a cost of \$1.4 million. Mr. Tamburro moved to accept the report, seconded by Mr. Wong. Motion 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 45 development requests. Site plan activity in November for additional square feet of building area amounted to 10.8 million, as opposed to 6.5 million square feet in November, 2013. Total monetary values received through subdivision and site plan applications for year-to-date amounted to \$2, 804,075; and \$5,013,237 for 2013, attributed to smaller sizes of applications. 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 Work Program Progress Report for November was contained in the folder. She reported on the four current farmland applications, and stated that they are in various stages of the farmland preservation process: the Voight Farm in South Brunswick, the Reinhardt Farm and the Protinick Farm in Cranbury, and the J.B. Heatherwood Farm in Monroe. Mr. Tamburro 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. Tamburro and Wallner.

Respectfully submitted,

  
Dorothy K. Power, Secretary

Dated: January 5, 2015