

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD  
Middlesex County Administration Building  
75 Bayard Street; New Brunswick, NJ 08901  
December 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 and to observe a moment of silence. 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  
Ms. Rani K. Goomer  
Mr. Erik Wong, Alternate  
Steven D. Cahn, Esq., Counsel  
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Director Ronald G. Rios  
Mr. Jason Friedman  
Mr. Vincent R. Martino  
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. Shawn Haussermann, Councilman, South River  
Mr. Charles Kratovin, Newspaper Reporter

- I. Administration and Spatial Data Services: Mr. Thomas Pollando  
Minutes - December 13, 2016 Meeting: Mr. Pollando moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.  
Financial Report: Mr. Ververides stated that all expenses are being paid, the financial report is in line with the current budget, and the 2017 budget is being reviewed. Mr. Wong 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 Report for November was contained in the folder. In connection with the wastewater management plan work, the new rules, when published and adopted, will become effective. The Water Resources Association By-laws will be reviewed and processed for amendments. The new water quality management rules are significantly different from the old set from 2008. A Request for Proposal for consultant services will then be developed. The challenge will be to revise the County's revision and amendment requirements to our sewer service

area map. Ms. Becker presented the comprehensive Wastewater Management Plan that was submitted on August 6, 2015. Her report outlined Middlesex County's existing amendment/revision process, and indicated NJDEP's "old" amendment/revision process. The Board commended Ms. Becker on the outstanding work to develop the new procedures required for the new Plan. Mr. Wong 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 November was contained in the folder. The staff is participating in a regional tri-county transit assessment study to determine if the existing regional public transit services meet the current and future travel needs of this area's residential and employee populations. The study will focus on existing and emerging travel demands to and from residential, commercial, industrial, educational health and human care areas and activity centers. As master stakeholders in the study, scheduled for the Spring, 2017, the Middlesex County Office of Planning along with the Office of Aging and Disabled Services participated in a "kickoff" meeting at the National Transit Institute in New Brunswick. Mr. Wong moved to accept the report, seconded by Mr. Wallner. Motion carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Ververides stated that the Committee Report for November was contained in the folder. Total monetary values received through subdivision and site plan applications amounted to relatively the same as the previous year: \$4,002,603 for the current year to date, as opposed to \$3,995,286 for the same period in 2015. Mr. Wallner moved to accept the report, seconded by Mr. Wong. Motion carried.

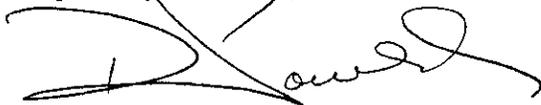
V. Comprehensive Planning: Mr. William Thomas

Committee Report: Ms. Becker stated that the Committee Report for November was contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, the final contract was signed by the applicant, Freeholder Director Rios, and the Clerk of the Board of Chosen Freeholders. In connection with the Estate of Anthony Zimbicki, Sr., the County Agriculture Development Board advised that the outstanding legal issues/concerns regarding the lifetime rights associated with the six-acre parcel containing the house/barn must be resolved before "Green Light Approval" can be granted. Mr. Wong moved to accept the report, seconded by Mr. Wallner. Motion carried.

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

The meeting was adjourned at 3:55 p.m. on motions by Messrs. Wong and Wallner. Motion carried.

Respectfully submitted,



/s/ Dorothy K. Power, Secretary

DATED: January 5, 2017