

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Planning Board Meeting Center
40 Livingston Avenue; New Brunswick, NJ
Wednesday, November 12, 2014

Those Present:

Ms. Olga Sgambettera, Chairman
Mr. Gerald Tamburro, Vice-Chairman
Mr. Richard Wallner, County Engineer
Mr. Vincent R. Martino
Mr. William Thomas
Mr. Matthew M. Vaughn
Mr. Erik Wong, Alternate
Barry Goldstein, Esq., for Steven D. Cahn, Esq., Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Director Ronald G. Rios
Freeholder Charles E. Tomaro
Mr. Thomas Pollando

Also Present

Mr. George M. Ververides, Director, Office of Planning
Ms. Mirah Becker, Supervisor, Comprehensive Planning, and the Environment
Mr. Stanley Olszewski, Supervisor, Development Review
Mr. Nicholas Tufaro, Principal Planner, Comprehensive Planning and the Environment
Mr. Alexander P. Zakrewsky, Principal Planner, 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 - October 14, 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 October was within the budget guidelines, including approximately \$9,000 that will be expended for advertising and a court stenographer in connection with the public hearing scheduled for November. Mr. Tamburro moved, seconded by Mr. Wallner, to accept the report. Motion carried.
Committee Report: None.
Communications: None.
- II. Environment: Mr. Vincent R. Martino
Committee Report: Ms. Becker stated that the Work Program Progress Report for October was contained in the folder. In connection with the Wastewater Management Plan work, the Middlesex County Board of Chosen Freeholders adopted a Resolution to hold a public hearing on Monday, November 24, 2014, from 5:30 p.m. to 8:30 p.m. to hear comments on the Future Wastewater Service Area Map. Ms. Becker noted that a Resolution was contained in the folder for consideration to adopt

the proposed Water Quality Management Plan (WQMP) amendment entitled Future Wastewater Service Area (FWSA) Map for Middlesex County, New Jersey. She noted that once the Plan is adopted, any project that needs to be reviewed will be addressed. Mr. Ververides commended the staff on this project, and he noted that Mercer County adopted their Map about one year ago; and since then, they've had 14 or 15 amendments, so the door is always open for flexibility in the process. After discussion, Mr. Thomas moved to adopt the Resolution, seconded by Mr. Wallner. On roll call, Messrs. Martino, Tamburro, Thomas, Vaughn, Wallner, Wong, and Ms. Sgambettera voted Aye. The Resolution was adopted unanimously. Mr. Tamburro moved to accept the Committee report, seconded by Mr. Wallner. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Ververides stated that the Committee Report for October was contained in the folder. He reported that the Transportation Coordinating Committee (TCC) passed a resolution to support safety fencing on the Route 35 Victory Bridge. The \$2.3 billion project to widen the New Jersey Turnpike from 6 to 12 lanes between Interchange 6, in Burlington County, and Interchange 9, in New Brunswick, is complete. The work involving 170 miles of new lanes to widen the Turnpike began in 2009. The project's goal was to ease the chronic traffic bottlenecks near Interchange 8A, where the truck and car lanes merge. Mr. Tamburro moved to accept the report, seconded by Mr. Wallner. Motion carried.

IV. Development Review: Ms. Olga Sgambettera

Committee Report: Mr. Olszewski stated that the Committee Report for October was contained in the folder. There were 146 applications for October, 2014, as opposed to 109 for the same period a year prior. Site plan activity in October for additional square feet of building area amounted to 7.9 million, as opposed to 5.8 million square feet in October, 2013. Total monetary values received through subdivision and site plan applications for year-to-date amounted to \$2, 595,885, and \$4,909,715 for 2013, attributed to smaller sizes of applications. Mr. Tamburro moved to accept the report as presented, seconded by Mr. Wallner. Motion carried.

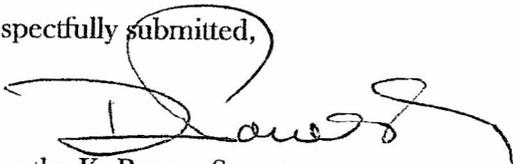
V. Comprehensive Planning: Mr. William Thomas

Committee Report: Ms. Becker stated that the Work Program Progress Report for October was contained in the folder. She reported on the five 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 EJM Properties at Independence Acres Farm and the J.B. Heatherwood Farm in Monroe. 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 4:15 p.m. on motions by Messrs. Tamburro and Wallner.

Respectfully submitted,



Dorothy K. Power, Secretary

Dated: December 2, 2014