

MIDDLESEX COUNTY PLANNING BOARD
REORGANIZATION MEETING
Middlesex County Administration Building
75 Bayard Street; New Brunswick, NJ
Tuesday, January 10, 2017
MINUTES

The Reorganization Meeting of the Middlesex County Planning Board was called to order by presiding temporary Chairman, Mr. George Ververides, Director, Office of Planning 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 then called the roll and declared that there was a quorum.

Those Present:

- Freeholder Charles E. Tomaro
- Mr. Richard Wallner, County Engineer
- Mr. Jason Friedman
- Ms. Rani K. Goomer
- 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. 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 P. Hausserman, Councilman, Borough of South River

Mr. Ververides called for nominations for Chairman of the Planning Board for the Year 2017. Mr. Pollando nominated Mr. Vaughn, seconded by Mr. Wong. Hearing no further nominations, Freeholder Tomaro motioned to close nominations, seconded by Mr. Pollando. Motion carried to close nominations. Roll call on the nomination: Freeholder Tomaro, Ms. Goomer, Messrs. Friedman, Pollando, Wallner, and Vaughn voted Aye. Mr. Vaughn was unanimously declared Chairman for 2017. Mr. Vaughn assumed his seat as Chairman and called for nominations for Vice Chairman. Mr. Wong nominated Mr. Pollando, seconded by Mr. Wallner. Hearing no further nominations, Mr. Wong motioned to close nominations, seconded by Mr. Wallner. Motion carried. Roll call on the nomination, Freeholder Tomaro, Ms. Goomer, Messrs. Pollando,, Wallner, Wong and Vaughn voted Aye. Mr. Pollando was unanimously declared Vice Chairman.

Chairman Vaughn made the following Committee appointments for 2017:

Administration and Spatial Data Services:

Mr. Thomas Pollando

Environment: Mr. Friedman

Transportation: Mr. Richard Wallner

Development Review: Mr. Matthew M. Vaughn, Chairman

Mr. Richard Wallner

Mr. George M. Ververides

(All remaining Planning Board members serve as Alternates)

Comprehensive Planning: Ms. Rani K. Goomer

(The Chairman of the Planning Board is an ex-officio member of each Committee of the Planning Board)

Chairman Vaughn made the following Advisory Committee liaison appointments for 2017:

County Agricultural Development Board: Mr. William Thomas

Housing & Community Development: Mr. Thomas Pollando

Lower Raritan River Watershed Association:

Transportation Coordinating Committee: Mr. Richard Wallner

Resolution #2017-01 was presented to appoint Steven D. Cahn, Esq. as Attorney to the Planning Board, said term expiring December 31, 2017. A motion was made by Mr. , seconded by Freeholder Director Rios, to approve the Resolution. On roll call, Freeholder Director Rios, Freeholder Tomaro, Ms. Goomer, Messrs. Martino, Pollando, Thomas, Wallner and Vaughn voted Aye. Resolution adopted unanimously.

Resolution #2016-02 was presented to set the Scheduled Meetings of the Middlesex County Planning Board and the Planning Board's Development Review Committee, said meetings to be conducted on the second Tuesday of each calendar month at 3:30 p.m. for the Planning Board, and at 3 p.m. for the Development Review Committee. Mr. Thomas moved the Resolution, seconded by Freeholder Director Rios. On roll call, Freeholder Director Rios, Freeholder Tomaro, Ms. Goomer, Messrs. Martino, Pollando, Thomas, Wallner and Vaughn voted Aye. Resolution adopted.

Resolution #2016-03 was presented which requires that all meetings or conduct of public business where official action is to be discussed or taken must be open to the public, and outlined the agenda to be followed at all official meetings of the County Planning Board where formal action is intended to be taken, as prescribed in the By-Laws of the County Planning Board. Mr. Thomas moved the resolution, seconded by Freeholder Director Rios. On roll call, Freeholder Director Rios, Freeholder Tomaro, Ms. Goomer, Messrs. Martino, Pollando, Thomas, Wallner and Vaughn voted Aye. Resolution adopted unanimously.

I. Administration and Spatial Data Services: Mr. Thomas Pollando

Minutes – December 13, 2016: Mr. Wong moved, second by Mr. Pollando, to accept the Minutes as presented. Motion carried unanimously.

Financial Report for December, 2016: Mr. Ververides stated that the December budget in line with expenditures, and he is awaiting review of the 2017 budget by the Board of Chosen Freeholders. Mr. Wong moved to accept the report, seconded by Mr. Wallner. Motion carried.

Committee Report: None.

Communications: None.

II. Environment: Mr. Jason Friedman

Committee Report: Ms. Becker stated that the Work Program Progress Report for December, 2016 was contained in the folder.

Mr. Thomas moved to accept the report, seconded by Freeholder Director Rios. Motion adopted.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Report for January, 2016 was contained in the folder. He noted that the Route 516 bridge deck over Route 18 is to be replaced with work because of structural deficiencies, at a cost of \$2.5 million from federal funds. Engineering work will soon start for replacement of the NJ Transit Raritan Bay Drawbridge between Perth Amboy and South Amboy that was damaged during Superstorm Sandy, at a cost of some \$446 million from the Federal Transit Administration of the US Department of Transportation. Mr. Gambilonghi also stated that the South Amboy Ferry Terminal project is ready to advance to federal authorization of funds. In connection with the CR529 corridor study to improve bus and rail access, and bicycle/pedestrian mobility along the area, a public open house is scheduled for March 7, 6-9 p.m. at the Stelton Community Center on Plainfield Avenue in Edison. Freeholder Director Rios moved to accept the report as presented, seconded by Mr. Pollando. Motion carried unanimously.

IV. Development Review: Mr. Matthew Vaughn

Committee Report: Mr. Olszewski stated that the Committee Report for January, 2016 was contained in the folder. The Committee acted on 34 land development requests in January. Site Plan application activity indicates a substantial increase in square feet of building areas, especially in commercial. Mr. Olszewski presented a yearly report of activity for the year 2015. Total applications amounted to 406 for the year, and he listed applications by municipality, with Monroe as most active, followed by Edison and Woodbridge. The performance guarantees chart listed the applicants and the amounts received in each category, i.e., linear feet of curbing, square yards of pavement, linear feet of sewer and/or water line, new signalized intersection, etc. Freeholder Director Rios moved to accept the report, seconded by Mr. Wallner. Motion carried unanimously.

V. Comprehensive Planning: Mr. William Thomas

Committee Report: Ms. Becker stated that the Committee Report for January was included in the folder. She reported that Middlesex County has three applications in various stages of the farmland preservation process. In connection with the Voight Farm in South Brunswick, the State Agriculture Development Board requested a Subordination Agreement be drafted pursuant to a 1999 agreement between Voight and the County Planning Board. A draft declaration of non-application was prepared and will be signed by the County Planning Board Chairman, Secretary, Board Attorney, and County Engineer, and recorded with the County Clerk's office. The Estate of Anthony Zimbicki, Sr. is a new application. Freeholder Director Rios moved to accept the report, seconded by Mr. Wallner. Motion carried.

Mr. Thomas moved to adjourn, seconded by Mr. Wallner. Motion carried. Meeting adjourned at 4:05 p.m.

Respectfully submitted,



Dorothy K. Power, Secretary

Dated: February 26, 2016