

NO QUORUM IN APRIL, 2017

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building
75 Bayard Street; New Brunswick, NJ 08901

Tuesday, March 28, 2017

REVISED 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. Mr. Vaughn then invited Mrs. Amy Petrocelli, Clerk of the Board of Chosen Freeholders to administer the Oath of Office to reappoint Ms. Rani Goomer, East Brunswick Township, to a three-year term as Member of the Middlesex County Planning Board. The Secretary called the roll and declared that there was a quorum. Mr. Vaughn welcomed Freeholder Kenny as the newly-appointed liaison member to the Planning Board.

Those Present:

Mr. Matthew M. Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Freeholder Charles Kenny
Mr. Richard Wallner, County Engineer
Ms. Rani 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. William Thomas
Mr. George M. Ververides, Director, Office of Planning

Also Present

Ms. Mirah Becker, Supervisor, Comprehensive Planning, Parks and the Environment
Mr. Anthony Gambilonghi, Supervisor, Transportation
Mr. Stanley Olszewski, Supervisor, Development Review
Mr. Alex Zakrewsky, Supervisor, Spatial Data Services

- I. Administration and Spatial Data Services: Mr. Thomas Pollando
Minutes – March 28, 2017 Meeting: Mr. Wong moved, seconded by Mr. Wallner, to accept the Minutes as presented. Freeholder Kenny abstained. Motion carried.
Financial Report: Secretary Power indicated that the Financial Report is in line with the budget. Mr. Wong moved to accept the report, seconded by Mr. Pollando. Motion carried.
Committee Report: None. Communications: None.

- II. Environment: Mr. Jason Friedman
Committee Report: Ms. Becker stated that the Committee Report for March was contained in the folder. In connection with the Water Quality Planning activities, she stated that the Division received the \$100,000 grant from the New Jersey Department of Environmental Protection for development of a new Middlesex County Wastewater Management Plan. The Scope of Work has detailed directions for what tables, charts and graphs the consultant must update, which ones the consultant must create, and those that will be done by in-house staff. The NJDEP requested quarterly meetings with the Division

focused on tracking the progress of the development of the Plan. Ms. Becker presented a Resolution (2017-04) for the Board's consideration to endorse the Stanton Girard, LLC - Kendall Woods Village Amendment to the Lower Raritan-Middlesex County Water Quality Management Plan. Mr. Wong moved adoption of the Resolution, seconded by Freeholder Kenny. On roll call, Freeholder Kenny, Ms. Goomer, and Messrs. Pollando, Wallner, Wong, and Vaughn voted Aye. Resolution adopted. Mr. Wong moved to accept the report, seconded by Mr. Pollando. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Gambilonghi stated that the Committee Report for March was contained in the folder. He reported on a meeting of the NJTPA Board of Trustees with Freeholder Charles Kenny. Items affecting Middlesex County included approval for projects for the 2016 Safe Routes to School Program for which the Borough of Highland Park will receive \$216,000 for related infrastructure, intersection and ADA compliance improvements. During a meeting of the Transportation Coordinating Committee, County Engineer, Richard Wallner presented the Middlesex County Capital Transportation Program State Aid (2010-2017), which TCC approved and recommended approval by the Board of Chosen Freeholders. The County is allocated to receive some \$5,351,000 of State funds in 2017 to implement eligible projects under this Program for State Aid. Mr. Wallner moved to accept the report, seconded by Mr. Wong. Motion carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Olszewski stated that the Committee Report for March was contained in the folder. During the month of February, the Committee acted on 60 development requests. Total monetary values received through subdivision and site plan applications amounted to \$218,839 for the current year to date, as opposed to \$220,944 for the same period in 2016. Mr. Olszewski also reported on the subdivision and site plan activity for the year 2016. Mr. Wong moved to accept the report, seconded by Mr. Pollando. Motion carried.

V. Comprehensive Planning: Ms. Rani Goomer

Committee Report: Ms. Becker stated that the Committee Report for March was contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, the State Agriculture Committee (SADC) completed its preliminary review of the closing file. The attorneys, surveyor, and title company were notified of the necessary edits the SADC requested on the title endorsements: survey and property descriptions, draft deed of easement, and affidavit of title, etc. The surveyor provided the requested title endorsements, and all have been resubmitted to the SADC for review. The attorneys provided Draft Deed of Easement, which the County Agriculture Development Board (CADB) staff reviewed and responded with multiple necessary edits before the updated Draft is submitted to SADC. In connection with the Estate of Anthony Zimbicki, Sr., the SADC issued Green Light approval to this County Planning Incentive Grant (PIG) application, allowing for this appraisal process to begin. The Middlesex County Board of Chosen Freeholders passed a resolution officially authorizing the Middlesex County Improvement Authority (MCIA) to handle due diligence title work: appraisals, contract, survey. The CADB staff provided the MCIA with the Freeholder resolution, and advised that the appraisal process can now begin. After the MCIA completes the appraisal RFP process, the selected appraisers and review appraiser will be notified of the required timeframe to complete their reports. Messrs. Wong and Pollando moved to accept the report. Carried.

VI. Other Matters: Mr. Zakrewski presented the latest American community survey on median household income by block.

VII. Public Comments: None.

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

Respectfully submitted,



/s/ Dorothy K. Power, Secretary

DATED: April 4, 2017
Revised May 5, 2017