

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

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

Tuesday, May 9, 2017

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 observe a moment of silence.

Those Present:

Mr. Matthew M. Vaughn, Chairman
Freeholder Director Ronald G. Rios
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 Charles Kenny
Mr. Thomas Pollando, Vice Chairman
Mr. Jason Friedman
Mr. William Thomas

Also Present:

Mr. George M. Ververides, Director, Office of Planning
Ms. Mirah Becker, Supervisor, Comprehensive Planning, Parks and the Environment
Mr. Dave Atkins, Piscataway
Councilman Shawn P. Hausserman, Borough of South River

- 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. Motion carried. (The April meeting was postponed because it lacked a quorum.)
Financial Report: Mr. Ververides stated that the financial report is in line with current expenditures, with a slight surplus in Other Expenses. 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 Committee Report for May 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. The Division prepared a testimony package for the April 24th Board of Chosen Freeholders public hearing on the proposed Kendall

Woods Village in South Brunswick WMP sewer service area amendment. The hearing was held and no comments were received to date. The public comment period ends on May 11, 2017. This project was reviewed by the Water Resources Association and the Planning Board. In connection with the Manalapan Brook Watershed Restoration Plan Implementation, the New Jersey Department of Environmental Protection has released the next \$180,000 for basin restoration work in the Manalapan Brook Watershed. Work is underway to plan a project that addresses stream bank erosion along Thompson Lake in Monroe using high school students and Parks Department workers. This event will correspond to a press event in June that is being spearheaded by the County's Office of Communications with support from Rutgers Cooperative Extension, the Parks Department, and the Office of Planning. Messrs. Wallner and Wong moved to accept the report. Motion carried.

III. Transportation: Mr. Richard Wallner

Committee Report: Mr. Ververides stated that the Committee Report for May was contained in the folder. He reported that the division attended a briefing by the New Jersey Department of Transportation on an upcoming project to do major rehabilitation work on the northbound side of the Route 1 Morris Goodkind Bridge across the Raritan River between New Brunswick and Edison. The bridge, built in 1929 is in need of significant work, which will include deck replacement, widening from three lanes to four, structural repairs on the underside of the bridge, and weather proofing. The initial work is expected to start by late summer and take about two years for completion, at an estimated cost of \$50 million. Preliminary engineering work is scheduled to start by October of this year and take about 18 months, final design an additional 18 months, and construction by 2020. Mr. Ververides reported on staff participation in public meetings of the Rutgers University Bike Share Program that involves a 350-unit regional smart bicycle share system equipped with navigation devices funded through the North Jersey Transportation Planning Authority. These high quality bicycles will be accessible to the public and serve the University community, New Brunswick, Piscataway, Highland Park and the New Brunswick and Edison Train stations. The program is expected to be in place by the Spring, 2018. Mr. Wallner moved to accept the report, seconded by Mr. Wong. Carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Ververides stated that the Committee Report for May was contained in the folder. During the month of April, the Committee acted on 57 development requests. Total monetary values received through subdivision and site plan applications amounted to \$3,427,066 for the current year to date, as opposed to \$316,114 for the same period in 2016. Physical improvements (performance guarantees/site plans) were very active, while downstream drainage contributions indicated fewer drainage problems. Freeholder Director Rios moved to accept the report, seconded by Mr. Wong. Carried.

V. Comprehensive Planning: Ms. Rani Goomer

Committee Report: Ms. Becker stated that the Committee Report for May was contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, all updated closing documents are currently under State Agriculture Development Committee review. In regard to the Estate of Anthony Zimbicki, Sr., the SADC issued Green Light Approval to the County P.I.G. Applications, triggering the preliminary steps to the appraisal process. The final Request For Proposal for appraisal work was provided to the County Purchasing Office on May 3, 2017 with a request for the document to be distributed to three appraisers once the solicitation documentation receives final approval by the Purchasing office. In connection with Middlesex County's Greenway Project implementation, Ms. Becker noted several accomplishments: Middlesex County has inventoried all nearby parks and trail resources, identified

strategic locations to add ramps at access points, and identified strategic locations for trash cans and dispensers for pet litter bags. Dudash Park has seen significant improvements, formalizing the entrance, providing parking, and adding landscaping. The Board of Chosen Freeholders has committed \$24,000 to the Township to make ADA improvements to connect to the Greenway. The Edison/Middlesex Greenway Group and the Middlesex County Office of Planning promoted the development of an I-Phone/Android/computer compatible Trail Map application. Middlesex County is using the two short video products developed by the consultants that produced the Health Impact Study and the Middlesex Greenway Report. Several benches have been placed on the greenway in locations intended to benefit seniors: Metuchen entrance at Middlesex Avenue, Lake Avenue area, one on each side of entrances to Memorial Park side and Amboy Avenue side, and additional benches near Green Street, Tano Mall, etc. Freeholder Director Rios moved to accept the report seconded by Mr. Wong. Motion carried.

VI. Other Matters: Consideration to postpone the July and August Planning Board meetings.

VII. Public Comments: None.

The meeting was adjourned at 4:10 p.m. on motions by Freeholder Director Rios and Mr. Wong. Carried.

Respectfully submitted,



Dorothy K. Power, Secretary

DATED: June 2, 2017