

FILE
BINDER

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building

75 Bayard Street; New Brunswick, NJ 08901

Tuesday, September 12, 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
- Mr. Thomas Pollando, Vice Chairman
- Freeholder Director Ronald G. Rios
- Mr. Richard Wallner, County Engineer
- Mr. Jason Friedman
- Ms. Rani Goomer
- Mr. Erik Wong, Alternate
- Steven D. Cahn, Esq., Counsel
- Mrs. Dorothy K. Power, Secretary

Not Present:

- Freeholder Charles Kenny
- 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. Dave Atkins, Piscataway
- Councilman Shawn P. Hausserman, Borough of South River

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

Minutes – June 13, 2017 Meeting : Mr. Wong moved, seconded by Mr. Pollando, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the financial report is in line with current expenditures. 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 September was contained in the folder. In connection with the Lower Raritan-Middlesex County Areawide Water Quality Management Plan, Ms. Becker outlined the revisions and amendment procedures. The Statewide Water Quality Management Planning rules provide that the New Jersey Department of Environmental Protection (NJDEP) and the designated planning agencies (DPAs) may propose amendments to the Statewide and Areawide Water Quality Management Plans whenever such amendments are necessary or desirable.

Areawide Water Quality Management plans for designated areas may be amended by DPAs pursuant to their procedures for plan amendment which are consistent with the NJDEP. The Middlesex County Board of Chosen Freeholders is the DPA for the Lower Raritan-Middlesex County Areawide Water Quality Management Planning Area. Mr. Wallner moved to accept the report, seconded by Mr. Wong. Carried.

III.> Transportation: Mr. Richard Wallner

Mr. Gambilonghi stated that the Committee Report for September was contained in the folder. In connection with the New Jersey Department of Transportation's proposal to remove the left turn movement at Edgeboro Road to Route 18 South, which both East Brunswick and South River officials oppose, the NJDOT agreed to retain the existing left turn movement. The municipal officials expressed support for the portion of the project that includes pavement, drainage, sidewalks, ADA ramps and bus turnouts. In other matters, Mr. Gambilonghi reported on a letter expressing the County's support for the Hudson River Tunnel Project Preferred Alternative. When completed, this project will benefit the region including Middlesex County residents who travel to Manhattan via the Northeast Corridor, North Jersey Coast Line and Raritan Valley Line. Completion of the project is expected by the year 2030. Mr. Ververides expressed concern that the money earmarked will be transferred to help recent disaster areas and thus prolong the Hudson River Tunnel project. Freeholder Director Rios and Mr. Wong moved to accept the report. Carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Olszewski stated that the Committee Report for September was contained in the folder. During the month of August, the Committee acted on 37 development requests. Site plan activity year to date amounted to 7,351,982 additional square feet of building area, opposed to 4,861,945 for the year to date 2016. Additional parking spaces, 10,887, opposed to 8,849 for the same period a year ago. Total monetary values received through subdivision and site plan applications amounted to a significant increase: \$4,415,974 year to date, as opposed to \$2,986,009 year to date 1986. Freeholder Director Rios moved to accept the report, seconded by Mr. Wong. Motion carried.

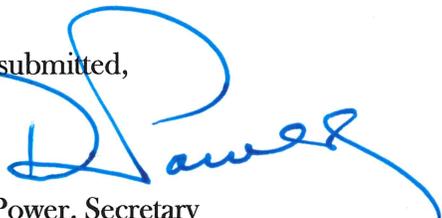
V. Comprehensive Planning: Ms. Rani Goomer

Committee Report: Ms. Becker stated that the Committee Report for September was contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, the property should be closing soon. In regard to the Estate of Anthony Zimbicki, Sr., that property is very close to closing. Ms. Becker noted that several home owners complained to Monroe about the mulching operations at farms which cause noise and odors. Ms. Becker reported that the staff is developing a Power Point presentation highlighting a comprehensive plan development and finalizing a scope of work to release to consultants through a Request for Proposal process. She also announced a kick-off meeting of the Community Rating System (CRS) at which representatives from interested County municipalities are invited. The meeting is scheduled for Friday, September 22, 2017 at the Middlesex County Fire Academy. Freeholder Director Rios and Mr. Wong moved to accept the report. Carried.

VI. Other Matters: None.

VII. Public Comments: None. Meeting adjourned at 4:20 p.m. on motions by Freeholder Director Rios and Mr. Wong.

Respectfully submitted,



Dorothy K. Power, Secretary

DATED: October 3, 2017