

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building
75 Bayard Street; New Brunswick, NJ 08901
Tuesday, October 10, 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
Mr. Richard Wallner, County Engineer
Mr. Jason Friedman
Ms. Rani Goomer
Steven D. Cahn, Esq., Counsel
Mrs. Dorothy K. Power, Secretary

Not Present:

Freeholder Director Ronald G. Rios
Freeholder Charles Kenny
Mr. William Thomas
Mr. Erik Wong, Alternate

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 – September 12, 2017 Meeting: Mr. Friedman moved, seconded by Mr. Wallner, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the financial report is in line with current expenditures and is now working on the 2018 budget. Mr. Wallner 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 October was contained in the folder. In connection with the status of the Wastewater Management Plan Work, staff is working closely with PRIME Consultants to meet the deliverable deadlines. The wastewater capacity analysis calls for a trend analysis for urban municipalities in Middlesex County and a traditional build-out analysis for non-urban municipalities. The total flow to the various wastewater treatment facilities is calculated and compared to design capacity. If the new flow increases the existing flow into the plant for treatment to over 80 percent, plant expansion plans or the redirection of the flow to another facility will have to be discussed. This will be an issue at the Middlesex County Utilities Authority. The way the build-out analysis methodology and trend analysis are written, the amount of wastewater generated from future development and population is significantly higher than it really would be if actual wastewater flows were taken from the past 20 years, which shows decline, not increase. Staff will

present its analysis to NJDEP to develop conclusions that correct the distortions in their model. The NJDEP model makes us trigger the 80 percent or over rule at MCUA, which then require us to develop an expansion plan. The MCUA is in discussions with staff and concurs that we need to advocate that the MCUA can handle future flow with its present design capacity of 147 mgd. In other matters, a new County program, the Community Rating System (CRS) is a FEMA program to assist towns affected by coastal flooding through education. Affected municipalities can apply to the program if they meet requirements. The more work they undertake to lower their risk of flooding, the more points they receive which correlate to greater reductions to businesses' and residents' flood insurance rates. The Office of Planning has created a CRS user group that will meet quarterly to share information to affected communities. Messrs. Wallner and Pollando moved to accept the report. Motion carried.

III. Transportation: Mr. Richard Wallner

Mr. Gambilonghi stated that the Committee Report for October was contained in the folder.

In response to the North Jersey Transportation Planning Authority's request for comments to the NJTPA Plan 2045, the Office of Planning expressed support of the goals as being consistent with our Transportation Plan Element of the Comprehensive Master Plan. Staff expressed support for continued emphasis on expanding ferry services as alternative means of public transportation to help supplement needed services to the growing demands for trans-Hudson travel during the development process and interim period of implementing the longer-term Hudson Tunnel expansion and Gateway program. Staff noted the Carteret Ferry and the South Amboy Ferry-Intermodal Center as priority ferry projects in Middlesex County, and recommended continued attention to appropriate capital and operational rail improvements to address capacity limitations on the NJ Transit Northeast Corridor, the North Jersey Coast Line, and expansion of the one-seat ride provision on the Raritan Valley Line. Mr. Wallner moved to accept the report, seconded by Mr. Pollando. Motion carried.

IV. Development Review: Mr. Matthew M. Vaughn

Committee Report: Mr. Olszewski stated that the Committee Report for October was contained in the folder. During the month of September, the Committee acted on 28 development requests. Site plan activity year to date for warehousing amounted to 4,548,057 additional square feet of building area, opposed to 3,302,060 for the year to date 2016. Multi-Family amounted to 1,241,553, opposed to 387,516 for 2016. Total monetary values received through subdivision and site plan applications amounted to a significant increase: \$6,657,959 year to date, as opposed to \$3,481,598 year to date 2016. Mr. Friedman noted the increase in warehousing activity and questioned how the truck traffic will be handled. All agreed it will be a challenge. Messrs. Pollando and Wallner moved to accept the report. Carried.

V. Comprehensive Planning: Ms. Rani Goomer

Committee Report: Ms. Becker stated that the Committee Report for October was contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, all closing documents have been under review by the State Agriculture Development Committee's legal staffs and have gone through several rounds of edits. For the Estate of Anthony Zimbicki, Sr., the SADC staff has advised that the outstanding legal issues/concerns regarding the lifetime rights associated with the six-acre piece containing the house and barns must be resolved following the appraisal phase prior to closing. Messrs. Pollando and Wallner moved to accept the report. Motion carried.

VI. Other Matters: None. VII. Public Comments: None.

Meeting adjourned at 4:14 p.m. on motions by Messrs Pollando and Wallner.

Respectfully submitted, Dorothy K. Power, Secretary

DATED: October 30, 2017

