

MEETING OF THE MIDDLESEX COUNTY PLANNING BOARD

Middlesex County Administration Building

75 Bayard Street; New Brunswick, NJ 08901

Tuesday, November 14, 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. Ronald Sender, Engineer, for 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

Freeholder Charles Kenny

Mr. Jason Friedman

Mr. Richard Wallner, County Engineer

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

Mr. Greg Ploussas, Professional Engineer

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

Minutes - October 10, 2017 Meeting : Mr. Wong moved, seconded by Mr. Pollando, to accept the Minutes as presented. Motion carried.

Financial Report: Mr. Ververides stated that the 2018 proposed budget is still under review. The November expenditures are in line with the current 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 November was contained in the folder. In connection with the status of the Wastewater Management Plan Work, the wastewater capacity analysis was submitted to the New Jersey Department of Environmental Protection. The current flow coming into the Middlesex County Utilities Authority (MCUA) for treatment is approximately 138 mgd. The design capacity of the plant is 147 mgd.; therefore, no expansion plans to the plant are required. In other matters, Ms. Becker presented an action for the Board's consideration for an Amendment to the Lower Raritan-Middlesex County Water Quality Management Plan for Valencia Gardens, located at 93 Old New Brunswick Road in Piscataway Township, Middlesex County. The site has been named Affordable Housing 2 by the municipality. The MCUA stated that there is sufficient capacity to process the average daily flow. The applicant, Mr. Greg Ploussas,

professional engineer, presented information in connection with the project. Mr. Wong moved approval of the Resolution, seconded by Mr. Pollando. On role call, Ms. Goomer, Messrs. Pollando, Sender, 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

Mr. Gambilonghi stated that the Committee Report for November was contained in the folder. At the TCC meeting in October, staff hosted a presentation on "ReThink NYC: Expansion through Revival," a transportation planning concept that deals with ideas and proposals for improving the regional transit system in the New York City metropolitan area, including northern and central New Jersey. This may include building major transit hubs, similar to Penn Station in New York City, in other areas of the region to improve accessibility to similar transit centers. In other matters, the Transportation Division staff attended a meeting with the New Jersey Department of Transportation to discuss recent New Jersey Turnpike plans for the Route 18-Naricon Place intersection improvements and other areas of concern, including the intersection at Edgeboro Road and Route 18. These involved the New Jersey Department of Transportation, the Turnpike Authority, and East Brunswick Township. Mr. Wong 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 November was contained in the folder. During the month of September, the Committee acted on 24 development requests. Site plan activity year-to-date for additional square feet of building area for multi-family was 1,299,879, compared to 413,821 during the same period in 2016. Total additional parking spaces amounted to 11,657, as opposed to 9,982 for the same period 2016. Total monetary values received through subdivision and site plan applications for the month of October amounted to almost \$7 million, with a total of \$3.9 million year-to-date in 2016. Messrs. Pollando and Wong moved to accept the report. Motion carried.

V. Comprehensive Planning: Ms. Rani Goomer

Committee Report: Ms. Becker stated that the Committee Report for November was contained in the folder. With regard to the J.B. Heatherwood Farms in Monroe, Counsel is addressing an issue of an existing 4.7017-acre conservation easement on the property that cannot be paid unless the easement is vacated or a new clarifying document is prepared that specifies purpose and rights associated with the easement and states that agricultural activities are permitted. For the Estate of Anthony Zimbicki, Sr., the CADB staff submitted the appraisal reports to the SADB's review appraiser, who in turn required additional information in one of the appraiser's reports. Staff is now waiting to advise if the response adequately addresses the State's concerns. In other matters, the County received three Site Specific Agricultural Management Practice applications for Right to Farm cases in Monroe Township regarding mulching activities on farmland. The first part of the process is to determine whether the properties in question satisfy the definition of a "commercial farm" and as such, a public hearing for this purpose has been scheduled on November 29, 2017 for the three applications to be heard. Messrs. Pollando and Wong moved to accept the report. Motion carried.

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

Meeting adjourned at 4:12 p.m. on motions by Messrs. Pollando and Wong.

Respectfully submitted, Dorothy K. Power, Secretary

DATED: November 29, 2017

