

**MERCER COUNTY PLANNING BOARD  
REGULAR MEETING MINUTES  
APRIL 11, 2018**

**PRESENT:** Michael E. Shine, Chairman  
William S. Agress, Vice Chairman  
Samuel Frisby, Freeholder  
Edward W. Fedorko, Jr.  
Paul A. Penna  
Samuel M. Rubino  
Gregory Sandusky, County Engineer  
Leslie R. Floyd, Planning Director (for Brian Hughes  
County Executive)

**ALSO PRESENT:** Robert Ridolfi, Board Counsel  
Richard Smith, Planning Board Secretary  
Matthew Lawson, Staff  
Dan Pace, Staff  
Emily Blackman, Staff  
Andrew Lloyd, Staff  
Regine Saintilien, Staff  
Matthew Zochowski, Staff

Mr. Shine called the meeting of the Mercer County Planning Board to order at 9:04 a.m.

**I. STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times, the Trentonian, and was posted in the County Clerk's office and the County Administration Building on March 29, 2018.

**II. APPROVAL OF MINUTES**

Mr. Frisby made a motion to approve the minutes of the March 14, 2018 Planning Board meeting and Mr. Rubino seconded the motion. The minutes were approved with the following vote:

Y	Michael E. Shine	Y	Paul A. Penna
Y	William S. Agress	Y	Samuel M. Rubino
Y	Samuel Frisby	Y	Gregory Sandusky
Y	Edward W. Fedorko, Jr.	Y	Leslie R. Floyd

### III. PUBLIC COMMENT

There was no public comment.

### IV. OLD BUSINESS

There was no public comment.

### V. NEW BUSINESS

**Statement of Adequate Notice** - In accordance with the Statewide Water Quality Management Planning rules (NJAC 7:15-3.5) and the Mercer County Wastewater Management Plan Amendment Procedures, public notice of this proposed amendment titled “Mercer County Park West Windsor” was published in the New Jersey Register on February 7, 2018; the Times of Trenton on March 8, 2018; and the Princeton Packet on March 9, 2018.

**Public Hearing** – Proposed amendment to the Mercer County Water Quality Management Plan. This amendment proposal, titled “Mercer County Park West Windsor,” submitted by the Mercer County Department of Planning on behalf of the Mercer County Park Commission, would expand the Hamilton Township Water Pollution Control Facility sewer service area (SSA) by 4.08 acres to reincorporate five existing park facilities into the SSA, and to add to the SSA for the first time three park facilities (two that are existing and one that is proposed). The existing park facilities within the SSA delineated in the West Windsor Township Wastewater Management Plan (WMP) were inadvertently omitted from the SSA when the Department adopted the Mercer County WMP on October 9, 2013. These five facilities to reincorporate are: soccer field restroom in Block 23, Lot 25; Picnic area restroom on Block 23, Lot 24; Marina and Boathouse on Block 25, Lot 35; Ranger station restroom in Block 25, Lot 40; and Fairgrounds restroom on Block 25, Lot 28. The three park facilities that were not located in the previously-adopted SSA are the ice rink building, a baseball field restroom, and a proposed fairgrounds concession stand restroom – all are located within Block 25, Lot 28. Mercer County Planning and the NJ Department of Environmental Protection have reviewed this application, have found it to be consistent with state regulations, and have decided to proceed further with the amendment application. **A copy of the verbatim minutes of this hearing are attached and made a part of these minutes.**

Ms. Floyd and staff member Andrew Lloyd presented the proposed amendment to the Board. Mr. Shine asked if there were any comments or questions and Ms. Floyd noted that the public comment period will remain open for 15 days and that the Board will expect to take action at their meeting on May 9, 2018. The Public Hearing was closed. **A copy of the verbatim minutes of this hearing are attached and made a part of these minutes.**

### VI. Correspondence

There was no correspondence.

A Resolution of Appreciation was presented by the Chairman to County Engineer Gregory Sandusky on his retirement from Mercer County.

## VII. ADJOURNMENT

Mr. Rubino made the motion to adjourn the meeting and Mr. Fedorko seconded the motion. The meeting was adjourned at 9:11 a.m. with the following vote:

Y	Michael E. Shine	Y	Paul A. Penna
Y	William S. Agress	Y	Samuel M. Rubino
Y	Samuel Frisby	Y	Gregory Sandusky
Y	Edward W. Fedorko, Jr.	Y	Leslie R. Floyd

Respectfully Submitted,



Richard J. Smith, Planning Board Secretary

Attachments, if any, which are listed in the minutes, are made part of the permanent record in the Minute Book and are available upon request.

COPY

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MERCER COUNTY PLANNING BOARD

McDade Administration Building  
640 South Broad Street, Room 211  
Trenton, NJ 08611

Wednesday, April 11, 2018

9:00 a.m.

PUBLIC HEARING: Proposed amendment to the Mercer County Water Quality Management Plan. This amendment proposal, titled "Mercer County Park West Windsor," submitted by Mercer County Department of Planning on behalf of the Mercer County Park Commission, would expand the Hamilton Township Water Pollution Control Facility sewer service area (SSA) by 4.08 acres to reincorporate five existing park facilities into the SSA, and to add to the SSA for the first time three park facilities (two that are existing and one that is proposed). The existing park facilities within the SSA delineated in the West Windsor Township Wastewater Management Plan (WMP) were inadvertently omitted from the SSA when the Department adopted the Mercer County WMP on October 9, 2013. These five facilities to reincorporate are: Soccer Field Restroom in Block 23, Lot 25; Picnic Area Restroom on Block 23, Lot 24; Marina and Boathouse on Block 25, Lot 35; Ranger Station Restroom in Block 25, Lot 40; and Fairgrounds Restroom on Block 25, Lot 28. The three park facilities that were not located in the previously-adopted SSA are the Ice Rink Building, a Baseball Field Restroom, and a proposed Fairgrounds Concession Stand Restroom, all are located within Block 25, Lot 28. Mercer County Planning and the NJ Department of Environmental Protection have reviewed this application, have found it to be consistent with state regulations, and have decided to proceed further with the amendment application.

SILVER REPORTING SERVICES, INC.  
634 ARENA DRIVE, SUITE 206  
TRENTON, NJ 08610  
(609) 888-0111  
email: SRS@silverreporting.com

1 BOARD MEMBERS PRESENT:

2 MICHAEL E. SHINE, CHAIRMAN

3 WILLIAM S. AGRESS, VICE CHAIRMAN

4 EDWARD W. FEDORKO, JR.

5 SAMUEL M. RUBINO

6 SAMUEL FRISBY

7 PAUL PENNA

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10 ALSO PRESENT:

11 RICHARD J. SMITH, Planning Board Secretary

12 LESLIE R. FLOYD, Planning Director

13 ANDREW LLOYD, Assistant Planner

14 GREG SANDUSKY, County Engineer

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1 A P P E A R A N C E S :

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ROBERT N. RIDOLFI, ESQ.,

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640 South Broad Street

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Trenton, NJ 08650

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For the Mercer County Planning Board.

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I N D E X

<u>PRESENTER</u>	<u>PAGE</u>
ANDREW LLOYD	5

Re: Public Hearing

1 CHAIRMAN SHINE: Call the meeting of  
2 April 11 Mercer County Planning Board to order.

3 MR. SMITH: Pursuant to the Sunshine  
4 Law, notice of this meeting was sent to the Trenton  
5 Times and the Trentonian. It was posted in the  
6 County Clerk's Office and the County Administration  
7 Building on March 29, 2018.

8 CHAIRMAN SHINE: Thank you.

9 Can I have an approval or a motion for  
10 an approval for the March 14 meeting, please?

11 MR. AGRESS: So moved.

12 MR. RUBINO: Second.

13 CHAIRMAN SHINE: Any public comment  
14 this morning?

15 MS. FLOYD: We need a vote on the  
16 minutes.

17 CHAIRMAN SHINE: All in favor?

18 BOARD MEMBERS: Aye.

19 CHAIRMAN SHINE: Thank you.

20 I miss one month and I get--and thank  
21 you for covering, by the way.

22 I'm sensing no public comment. I'm  
23 going to skip over old business, if there isn't any  
24 anyway, and move into our public hearing for Andrew.

25 MR. Lloyd: Good morning. Andrew



Re: Public Hearing

1 Lloyd.

2 I'd like to present Rob Doherty from  
3 Mercer County Park is here. We have a Water Quality  
4 Planning Site Specific Amendment to add just over  
5 four acres of sewer service area within Mercer  
6 County Park, the red structures on the screen  
7 there.

8 Five of them were in the sewer service  
9 area prior to the mapping that was done as part of  
10 the Waste Water Management Plan in 2013. It was  
11 more or less a mapping error that removed them from  
12 the sewer service area.

13 So, in order to remedy that, and as  
14 well as add three new structures, the ice rink,  
15 baseball field restroom, and a future concession  
16 stand restroom at the fairgrounds, this amendment is  
17 being put forward.

18 I'm able to answer any questions, as  
19 well as Rob Doherty.

20 MR. SMITH: I have to interrupt for a  
21 minute, because you're quicker than I am.

22 In accordance with the statewide Water  
23 Quality Management Planning Rules and the Mercer  
24 County Waste Water Management Plan Amendment  
25 Procedures, public notice of this proposed amendment

Re: Public Hearing

1 titled "Mercer County Park West Windsor" was  
2 published in the New Jersey Register on February 7,  
3 2018, the Times of Trenton on March 8, 2018, and the  
4 Princeton Packet on March 9, 2018.

5 MS. FLOYD: Thank you, Rick, and thank  
6 you, Drew.

7 Does anyone have any questions about  
8 the substance of the amendment?

9 CHAIRMAN SHINE: No.

10 MS. FLOYD: Rob, do you want to say  
11 anything?

12 MR. RIDOLFI: No.

13 CHAIRMAN SHINE: Okay. So the record  
14 will stay open for--

15 MS. FLOYD: Two weeks.

16 CHAIRMAN SHINE: --two weeks.

17 MS. FLOYD: The Board will be asked to  
18 take a vote on the amendment at our May meeting, our  
19 regularly scheduled May 9 meeting, I believe it is,  
20 and that recommendation will go to the County  
21 Executive, who will forward his recommendation to  
22 the State Department of Environmental Protection.

23 CHAIRMAN SHINE: And no comments are  
24 expected, but they'll all be welcome within a  
25 two-week period.

Re: Public Hearing

1 MS. FLOYD: Exactly. Written comments  
2 will be accepted for the next two weeks.

3 CHAIRMAN SHINE: Thank you.

4 MS. FLOYD: And that is the conclusion  
5 of the public hearing.

6 (Public hearing adjourned at 9:07 a.m.)  
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## C E R T I F I C A T E

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5 I, DEANNA WIZBICKI, Registered Court  
6 Reporter and Notary Public of the State of New  
7 Jersey within and for the State of New Jersey, do  
8 hereby certify that the foregoing is a true and  
9 correct computer-aided transcript of the  
10 proceedings.  
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*Deanna Wizbicki (A.R.S.)*  
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17 DEANNA WIZBICKI

18 License No: 30CY00001700

19 Notary ID No. 2330518  
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25 Dated: April 17, 2018