

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
MAY 9, 2018**

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

ALSO PRESENT: Robert Ridolfi, Board Counsel
Richard Smith, Planning Board Secretary
Randy Baum, PE, BRS Inc. (Applicant's Consultant)
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 9:01 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 April 27, 2018.

II. APPROVAL OF MINUTES

Mr. Agress made a motion to approve the minutes of the April 11, 2018 Planning Board meeting and Mr. Rubino seconded the motion. The minutes were approved with the following vote:

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

III. PUBLIC COMMENT

There was no public comment.

IV. OLD BUSINESS

a. **Mercer County Planning Board Resolution No. 2018-02**

Proposed Amendment to the Mercer County Water Quality Management Plan titled “Mercer County Park West Windsor” for adjustment of the Hamilton Township Water Pollution Control Facility sewer service area.

Mr. Fedorko made a motion to approve Resolution No. 2018-02 and Mr. Rubino seconded the motion. The motion was approved with the following vote:

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

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 “Hetzel Field Community Pool and Park” was published in the New Jersey Register on March 19, 2018; the Times of Trenton on April 10, 2018; and the Trentonian newspaper on April 10, 2018.

Public Hearing – Proposed amendment to the Mercer County Water Quality Management Plan. This amendment proposal, titled “Hetzel Field Community Pool and Park,” submitted by consultant engineering firm Brownfield Redevelopment Solutions (BRS) on behalf of the City of Trenton, would expand the Trenton Wastewater Treatment Plant sewer service area (SSA) by 0.5 acres to allow for the construction of a proposed pool house, and to serve an existing concession stand and field house, in a developed municipal park. The proposed project site is in Trenton City, Mercer County, on a portion of Block 25501, Lot 8; and a portion of Block 25601, Lot 6, east of North Olden Avenue (County Route 622) and south of Lawrence Street. 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. We have not received any public commentary regarding this amendment. Following this hearing, the public commentary period will remain open for another fifteen days, and the amendment is scheduled for a vote at the next planning board meeting, on June 13, 2018.

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 June 13, 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.

It was noted that this was the last meeting for Planning Staff member Dan Pace who is retiring after 17 years of service to Mercer County.

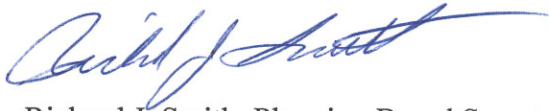
It was also noted that George Fallat was appointed as the Acting County Engineer for Mercer County.

VII. ADJOURNMENT

Mr. Penna made the motion to adjourn the meeting and Mr. Rubino seconded the motion. The meeting was adjourned at 9:09 a.m. with the following vote:

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

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.

1 MERCER COUNTY PLANNING BOARD
 2
 3 McDade Administration Building
 4 640 South Broad Street, Room 211
 5 Trenton, NJ 08611
 6 Wednesday, May 9, 2018
 7 9:00 a.m.
 8
 9 PUBLIC HEARING: Site specific amendment to the
 10 Mercer County Water Quality Management Plan. This
 11 amendment proposal, titled "Hetzel Field Community
 12 Pool and Park," submitted by consulting
 13 engineering firm Brownfield Redevelopment
 14 Solutions (BRS) on behalf of the City of Trenton,
 15 would expand the Trenton Wastewater Treatment
 16 Plant sewer service area (SSA) by 0.5 acres to
 17 allow for the construction of a proposed pool
 18 house, and to serve an existing concession stand
 19 and field house in a developed municipal park.
 20 The proposed project site is in Trenton City,
 21 Mercer County on a portion of Block 25501, Lot 8,
 22 and a portion of Block 25501, Lot 6, east of North
 23 Olden Avenue (County Route 622) and south of
 24 Lawrence Street. Mercer County Planning and the
 25 New Jersey 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.

21 SILVER REPORTING SERVICES, INC.
 22 634 ARENA DRIVE, SUITE 206
 23 TRENTON, NJ 08610
 24 (609) 888-0111
 25 Email: BRS@silverreporting.com

Page 1

COPY

1 APPEARANCES:
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 4 ROBERT N. RIDOLFI, ESQ.,
 5 640 South Broad Street
 6 Trenton, NJ 08650
 7 For the Mercer County Planning Board.
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Page 3

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
 8
 9 ALSO PRESENT:
 10 RICHARD J. SMITH, Planning Board Secretary
 11 LESLIE R. FLOYD, Planning Director
 12 ANDREW LLOYD, Assistant Planner
 13 GEORGE FALLAT, Acting County Engineer
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Page 2

1 INDEX
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 3 PRESENTER PAGE
 4 ANDREW LLOYD 7
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Page 4

Page 5

1 CHAIRMAN SHINE: I call the Mercer
 2 County Planning Board meeting to order, please.
 3 Mr. Smith, are we adequately
 4 noticed?
 5 MR. SMITH: Pursuant to the Sunshine
 6 Law, notice of this meeting was sent to the
 7 Trenton Times, the Trentonian, and was posted in
 8 the County Clerk's office and the County
 9 Administration Building on April 27, 2018.
 10 CHAIRMAN SHINE: Thank you.
 11 May I have a motion for the approval
 12 of the April 11 minutes?
 13 MR. FEDORKO: So moved.
 14 MR. RUBINO: Second.
 15 CHAIRMAN SHINE: All in favor?
 16 (The board members vote unanimously
 17 in favor of the motion.)
 18 CHAIRMAN SHINE: So, for old
 19 business, we had an amendment last month to the
 20 Mercer County Water Quality Management Plan, and
 21 the record was left open.
 22 Did we have any comments?
 23 MS. FLOYD: So, this was the sewer
 24 service amendment to include the areas of Mercer
 25 County Park that are not currently served.

Page 6

1 We did not receive--
 2 MR. RIDOLFI: No commentary.
 3 MS. FLOYD: --any additional
 4 comments, so we closed the record 14 days, 15 days
 5 after the public hearing.
 6 So, before you this morning is a
 7 resolution asking you to recommend the amendment
 8 to the county executive, who would then send it
 9 along to the commissioner of New Jersey DEP.
 10 So, I know this was shared with you
 11 in advance of the meeting. I don't know if anyone
 12 has any questions about it.
 13 CHAIRMAN SHINE: No. Thank you.
 14 MS. FLOYD: You're welcome.
 15 CHAIRMAN SHINE: We have a motion to
 16 approve Board Resolution 2018-02.
 17 MR. FEDORKO: So moved.
 18 MR. RUBINO: Second.
 19 CHAIRMAN SHINE: All in favor?
 20 (The board members vote unanimously
 21 in favor of the motion.)
 22 CHAIRMAN SHINE: Thank you.
 23 So, for new business today, we have
 24 another sewer service plan amendment.
 25 I'll turn this over to you, Andrew.

Page 7

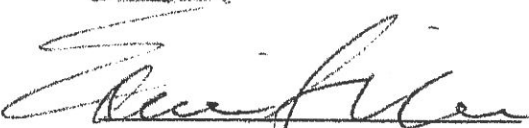
1 MR. LLOYD: Good morning.
 2 MR. SMITH: Excuse me.
 3 MR. LLOYD: What we're hearing before
 4 us--
 5 MR. SMITH: Excuse me.
 6 MS. FLOYD: I think Rich is going to
 7 make a statement into the record, and then you can
 8 go.
 9 MR. SMITH: In accordance with the
 10 Statewide Water quality Management Planning rules
 11 (N.J.A.C. 7:15-3.5) and the Mercer County
 12 Wastewater Management Plan Amendment Procedures,
 13 public notice of this proposed amendment titled
 14 "Hetzal Field Community Pool and Park" was
 15 published in the New Jersey Register on March 19,
 16 2018, the Times of Trenton on April 10, 2018, and
 17 the Trentonian newspaper on April 10, 2018.
 18 CHAIRMAN SHINE: Thank you, Rich.
 19 MR. LLOYD: Good morning.
 20 What we're hearing before us this
 21 morning is a site specific amendment to the Mercer
 22 County Water Quality Management Plan.
 23 This amendment proposal, titled
 24 "Hetzal Field Community Pool and Park," has been
 25 submitted by consultant engineering firm

Page 8

1 Brownfield Redevelopment Solutions on behalf of
 2 the City of Trenton. It would expand the Trenton
 3 Wastewater Treatment Plant sewer service area by
 4 0.5 acres to allow for the construction of a
 5 proposed pool house in this rectangle, and to
 6 serve an existing concession stand in this smaller
 7 rectangle in a developed municipal park.
 8 The proposed project site is in
 9 Trenton City, Mercer County, east of North Olden
 10 Avenue and south of Lawrence Street. This project
 11 is part of the Greater Assunpink Greenway.
 12 Mercer County Planning and the New
 13 Jersey Department of Environmental Protection have
 14 reviewed this application and found it to be
 15 consistent with state regulations and have decided
 16 to proceed further with the amendment
 17 application.
 18 We have not received any public
 19 commentary regarding this amendment. Following
 20 this hearing, the public commentary period will
 21 remain open for another 15 days, and the amendment
 22 is scheduled for vote at the next Planning Board
 23 meeting on June 13, 2018.
 24 I'd like to introduce Randy Baum, who
 25 is here from Brownfield Redevelopment Solutions--

1 MR. BAUM: Good morning.
 2 MR. LLOYD: --who is the applicant
 3 applicant.
 4 If there's anything you'd like to
 5 say, or if there's any questions the Board would
 6 like to pose.
 7 MR. BAUM: It's a fairly short story,
 8 and I think Andrew told it well. So, if there's
 9 any questions, I'm here to answer them.
 10 MS. FLOYD: Anybody?
 11 I know the freeholder told us a
 12 little bit of the history here at the last
 13 meeting. I'm not sure I remember, but he could
 14 share with us some of the history in response to
 15 questions last time.
 16 MR. RIDOLFI: I find it intriguing
 17 that this was left out of the original. It's
 18 amazing to me.
 19 MS. FLOYD: Well, no more amazing
 20 than the fact that the restrooms in Mercer County
 21 Park were left out. So, we have to go through
 22 these administrative proofs to fix it and--
 23 MR. RIDOLFI: I know. I know.
 24 That's what we're here for.
 25 MS. FLOYD: So, hearing no

1
 2 CERTIFICATE
 3
 4 I, EDWIN SILVER (Certificate No. XI00379),
 5 Certified Court Reporter and Notary Public of the
 6 State of New Jersey, do hereby certify the
 7 foregoing to be a true and accurate computer-aided
 8 stenographic transcript taken in the
 9 above-entitled matter at the time and place
 10 hereinbefore set forth.

11
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 14 
 15 EDWIN SILVER, CCR

17 Dated: May 10, 2018

1 questions--
 2 CHAIRMAN SHINE: Hearing no
 3 questions, we'll leave the record open for a
 4 period of 14 days as stated--
 5 MS. FLOYD: 15 days.
 6 CHAIRMAN SHINE: --15 days, and we'll
 7 see this back here again on June 13.
 8 MR. LLOYD: Thank you.
 9 MR. RIDOLFI: Thank you, Andrew.
 10 MS. FLOYD: And that concludes the
 11 public hearing.
 12 (The public hearing concluded at 9:05
 13 a.m.)
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