

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
December 09, 2020**

PRESENT: Michael Shine, Chair
William S. Agress, Vice-Chair
Samuel Frisby, Freeholder
Samuel M. Rubino
George Fallat, County Engineer
Leslie R. Floyd for Brian Hughes, County Executive

ALSO PRESENT: Robert Ridolfi, Board Counsel
Matthew Zochowski, Staff

Chairman Shine called the meeting of the Mercer County Planning Board to order at 9:05 AM.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times and the Trentonian on November 24th, 2020, posted in the County Administration Building on November 24th, 2020 and was published in the Trenton Times on December 4th, 2020.

II. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the November meeting and asked if there were any comments. There were no comments. Mr. Agress made a motion to approve the November 12, 2020 Planning Board minutes which was seconded by Mr. Rubino.

The minutes were approved with the following vote:

Y	Michael Shine	Y	William S. Agress
Y	Samuel Frisby	Y	George Fallat
Y	Samuel M. Rubino	Y	Leslie R. Floyd
Y	George Fallat		

III. PUBLIC COMMENT

Chairman Shine asked if there are any public comments this morning related to non-agenda items. There was no public comment.

IV. OLD BUSINESS

Chairman Shine requested Mr. Ridolfi provide an update to the status of appeal by OTR East Windsor Investors, LLC (the "Developer") with Mercer County Planning Board's Site Plan decision. Inter alla, the Developer to provide a cross access easement for vehicular traffic from its proposed residential development to a neighboring/adjacent residential development.

Mr. Rodolfi stated that the County has retained the services of the Lennox Law Firm. Mr. Robert Casey Jr. is working on the matter and we're all set for the appeal on December 17th at 6PM.

Freeholder Frisby wanted to inform the board that he's been talking to the Freeholder chair to discern whether he would need to recuse himself from the matter at the Freeholder Meeting when this matter is heard.

V. New Business

Mrs. Floyd wanted to announce that there are a couple new sewer service amendments that are percolating but nothing is ready yet. On behalf of Jill Benner of her office, she wanted to remind the Planning board member to confirm their attendance at Planning Board meeting so that we are sure we have a quorum.

Mr. Michael Vitiello raised his hand via zoom and spoke about being considered briefly today regarding his subdivision and site plan application. Mrs. Floyd mentioned that we have not yet moved to the Land Development agenda and will be moving onto those applications next.

VI. Correspondence

Chairman Shine asked if there was any new correspondence. There was no new correspondence.

VII. Adjournment

Before seeking a motion to adjourn, Chairman Shine announced that our next meeting is on January 13th. He wished everyone a very Happy Holiday and a Happy New Year.

Mr. Shine asked for the motion to adjourn the meeting and Mr. Agress made the motion. Mr. Rubino seconded the motion. The meeting was adjourned at 9:14 a.m. with the following vote:

Y	Michael Shine	Y	William S. Agress
Y	Samuel Frisby	Y	George Fallat
Y	Samuel M. Rubino	Y	Leslie R. Floyd
Y	George Fallat		

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary