

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
November 12, 2020**

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

ALSO PRESENT: Robert Ridolfi, Board Counsel
Richard Smith, Planning Board Secretary
Matthew Zochowski, Staff

Chairman Shine called the meeting of the Mercer County Planning Board to order at 9:00 a.m. Prior to officially starting the meeting, Chairman Shine asked to take a minute to thank Mr. Smith for his guidance to him personally and to the planning board during all these years. Mr. Smith has been a guiding force for understanding how our process works. Mr. Ridolfi also thanked Mr. Smith for his service and wished him all the best. Mr. Agress mentioned the planning board will not be the same without Mr. Smith and thanked him for his service. Freeholder Frisby said Mr. Smith has been a steadying force and that guides us well.

Mr. Smith thanked everyone and mentioned his official retirement will occur on December 1st.

Chairman Shine then introduced Mr. Matthew Zochowski who will be filling in as the new Planning Board Secretary.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times and the Trentonian on October 30, 2020, posted in the County Administration Building on October 30, 2020 and was published in the Trenton Times on November 4, 2020.

II. APPROVAL OF MINUTES

Mr. Agress made a motion to approve the minutes of the October 14, 2020 Planning Board meeting which was moved by Mr. Rubino. Freeholder Frisby seconded the motion.

The minutes were approved with the following vote:

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

III. PUBLIC COMMENT

There was no public comment.

IV. OLD BUSINESS

Chairman Shine requested 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.

Ms. Floyd noted that the appeal to be heard by the Freeholder Board on October 15th by the Mercer County Freeholders was postponed until December 17th. The County is making headway towards finding outside counsel to represent the planning board.

V. New Business

Mrs. Floyd mentioned the need to formally name Matthew Zochowski as Planning Board Secretary. In Mr. Smith's absence, the planning board needs to name Mr. Zochowski as the Planning Board Secretary so that when applicants are formally sending items, they go to Matt.

Chairman Shine repeated Mrs. Floyds recommendation and asked for a motion to approve Matt Zochowski as the Planning Board Secretary. Freeholder Frisby made the motion and Vice-Chair Agress seconded the motion.

The motion was 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		

VI. Correspondence

There was no correspondence.

VII. Adjournment

Mr. Shine asked for the motion to adjourn the meeting and Freeholder Frisby made the motion. Mr. Agress seconded the motion. The meeting was adjourned at 9:10 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