

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
January 13, 2021**

PRESENT: Michael Shine, Chair
William S. Agress, Vice-Chair
Samuel Frisby, Freeholder
Samuel M. Rubino
Tai Wilson
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 9:02 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 January 5th, 2021, posted in the County Administration Building on January 5th, 2021 and was published in the Trenton Times on January 8th, 2021.

II. PLANNING BOARD REORGANIZATION

Chairman Shine began the meeting with calling for a reorganization of the Mercer County Planning Board. Mr. Agress made a motion to nominate Mr. Shine for Chair of the Planning Board. Mrs. Wilson seconded the motion. All members voted in favor.

Chairman Shine nominated Mr. Agress for vice chair of the Mercer County Planning Board. Mrs. Wilson seconded the motion. All members voted in favor.

Chairman Shine made a motion to have Mr. Ridolfi continue as Counsel to the Planning Board. Mr. Agress seconded the motion. All members voted in favor. Chairman Shine thanked Mr. Ridolfi for his many years of guidance.

Mr. Agress made a motion to nominate Mr. Zochowski as the Mercer County Planning Board Secretary. Chairman Shine seconded the motion. All members voted in favor.

Chairman Shine announced that the Planning Board has three appointments to be made. One for the Open Space and Preservation Board, the Agricultural Development Committee as well as the Land Development Committee. Upon discussion by Board members, no changes were proposed to appointments from the prior year. Chairman Shine made a motion. Mr. Rubino seconded the motion. All members voted in favor.

Chairman Shine mentioned the schedule for 2021 was distributed with the minutes from Jill Benner the previous week. Mr. Agress asked if there were any meeting that were not the second Wednesday. The September 9th meeting will be on a Thursday due to Labor Day. There were no additional comments on the meeting schedule for 2021. Mr. Agress made a motion to approve. Mrs. Wilson seconded the motion. All members voted in favor.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the December meeting and asked if there were any comments. There were no comments. Mr. Rubino made a motion to approve the December 09, 2020 Planning Board minutes which was seconded by Mr. Agress. All members voted in favor.

IV. PUBLIC COMMENT

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

V. OLD BUSINESS

Chairman Shine requested Mrs. Floyd 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.

Mrs. Floyd stated that the appeal is scheduled to be heard following the County Commissioner meeting the following evening, Thursday January 14th, 2021. Mrs. Floyd mentioned that links to the Commissioner meeting are online and she'd be happy to share that if anyone would like to listen in to the meeting. Mrs. Floyd, Mr. Ridolfi and Mr. Fallat have been working with outside Counsel and will attend the meeting.

VI. New Business

There was no new business.

VII. Correspondence

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

VIII. Adjournment

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 9:13 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	Y	Tai Wilson

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary