

**MERCER COUNTY PLANNING BOARD  
REGULAR MEETING MINUTES  
February 10, 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 9:05 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 January 26<sup>th</sup>, 2021, posted in the County Administration Building on the same day and was published in the Trenton Times on January 27<sup>th</sup>, 2021.

**III. APPROVAL OF MINUTES**

Chairman Shine announced that minutes have been distributed from the January meeting and asked if there were any comments. There were no comments. Mr. Agress made a motion to approve the January 13, 2021 Planning Board minutes which was seconded by Mr. Rubino. 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 mentioned that the OTR East Windsor Investors, LLC (the "Developer") appeal has been postponed to March 11<sup>th</sup>, 2021 and asked if there were any additional comments.

**VI. New Business**

Chairman Shine mentioned there was a new business item this month. Matthew Zochowski reported on the new Planning Board work being performed behind the scenes. Mr. Zochowski mentioned that this is something the Board doesn't see but it's a fairly significant effort. After taking over Mr. Smith's position, Mr. Zochowski reorganized planning board files and began on routine cleanup. Files periodically need to be boxed up and moved into long term storage due to limited in-office space for case files. In this cleanup effort, it was found that there are several files with outstanding conditions. These projects at one point appeared before the board and received conditional approvals but have not met those conditions to date.

Y Michael Shine  
Y Samuel Frisby  
Y Samuel M. Rubino  
Y George Fallat

Y William S. Agress  
Y George Fallat  
Y Leslie R. Floyd  
Y Tai Wilson

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary