

**MERCER COUNTY PLANNING BOARD  
REGULAR MEETING MINUTES  
April 14, 2021**

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

**ALSO PRESENT:** Robert Ridolfi, Planning Board Counsel  
Matthew Zochowski, Planning Board Secretary

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 March 29<sup>th</sup>, 2021, was posted in the County Administration Building on April 1st, 2021 and was published in the Trenton Times on February 25, 2021.

**III. APPROVAL OF MINUTES**

Chairman Shine announced that minutes have been distributed from the March meeting and asked if there were any comments. There were no comments. Mr. Agress made a motion to approve the March 10<sup>th</sup>, 2020 Planning Board minutes which was seconded by Commissioner Frisby. All members voted in favor.

**IV. PUBLIC COMMENT**

Chairman Shine asked if there are any public comments this morning related to non-agenda items.

Mr. Gregory Westfall raised his hand and was brought forward to speak. Mr. Westfall is a resident of Allentown, NJ and is a member for the Alliance for Sustainable Communities which includes Robbinsville, Allentown and other towns. Mr. Westfall is also the former mayor of Allentown. The Alliance for Sustainable Communities is opposing the development of the proposed warehouse development at Mercer Corporate Park and wanted to know the position of the Mercer County Planning Board and wanted to raise his concerns regarding traffic.

Mr. Westfall mentioned the potential for 150 truck trips per day and 400 car trips per day emanating from this development as it is currently proposed. As former mayor and resident of Allentown, Mr. Westfall is concerned with truck traffic through the historic district. Allentown is currently considering a truck prohibition through its national and state historic district.

Mr. Fallat mentioned that the County is aware of the development and had a meeting with the developer roughly 1-2 years ago. Mr. Fallat mentioned that the access is just south of the I-95 interchange with County Route 526. Meeting with them previously, the County discussed what improvements would be necessary. At that time there was only a rough concept for the development and several improvements were discussed, one of which was a roundabout at Circle Drive with a relocated access for the site. Signalization was discussed but a roundabout and realigned access point into the site was discussed as a preferred alternative. At this time, the County has not received an official submission from the developer and have had no further discussions other than the original pre-application meeting.

Mr. Westfall asked about the application process and who has jurisdiction over required improvements. Mrs. Floyd and Mr. Fallat explained that the County encourages a pre-application meeting to discuss these types of projects so that concerns are addressed early before designs are too far along. Representatives from the town are often invited, especially for larger projects to coordinate on required improvements. With regard to the interchange, the County has a voice but ultimately NJDOT maintains the signal and have jurisdiction. Mercer County can make an application for the improvements to make a full interchange to allow movements. More will be discussed later

Mr. Westfall thanked Mr. Fallat and the Board for listening to his and Allentown's concerns regarding this potential traffic generator and looks forward to discussing this more in the future.

**V. OLD BUSINESS**

Status of appeal by OTR East Windsor Investors, LLC (the "Developer") with Mercer County Planning Board's Site Plan decision requiring, 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 mentioned that the County received an email on Monday (April 12<sup>th</sup>, 2021) from the appellant requesting to postpone to May 13<sup>th</sup>, 2021. They have not heard back from the Commissioners as of yet. Should the Commissioners grant the request, the hearing would be moved to May 13<sup>th</sup>, 2021 at 6 PM. As always, the Board will be provided with a link in case they would like to listen in.

**VI. New Business**

Mr. Shine reminded the board that he and all members should complete and submit their financial disclosure forms within the deadline stated.

**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. Commissioner Frisby seconded the motion. The meeting was adjourned at 9:19 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	Taiwanda Wilson

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary