

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
APRIL 13, 2016**

PRESENT: William S. Agress, Vice-Chair
Anthony P. Carabelli, Freeholder
Edward W. Fedorko, Jr
Samuel M. Rubino
Michael E. Shine
Leslie R. Floyd for Brian Hughes, County Executive
George Fallat for Gregory Sandusky, County Engineer

ALSO PRESENT: Robert Ridolfi, Board Counsel
Richard Smith, Planning Board Secretary
Lisa Fritzingler, Staff
Kevin Kraft, Staff
Matthew Lawson, Staff
Marisa Mule' Van Horn, Staff
Dan Pace, Staff

Mr. Agress called the meeting of the Mercer County Planning Board to order at 9:04 a.m.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times, the Trentonian, and was posted in the County Clerk's office and the County Administration Building on April 1, 2016.

II. APPROVAL OF MINUTES

Mr. Carabelli made a motion to approve the minutes of the March 9, 2016 Planning Board meeting and Mr. Rubino seconded the motion. The minutes were approved with the following vote:

Y	William S. Agress	Y	Michael E. Shine
Y	Anthony P. Carabelli	Y	Leslie R. Floyd
Y	Edward W. Fedorko, Jr.	Y	George Fallat
Y	Samuel M. Rubino		

III. PUBLIC COMMENT

There was no public comment.

IV. OLD BUSINESS

There was no old business

V. NEW BUSINESS

- a. **Public Hearing** – Proposed amendment to the Mercer County Water Quality Management (WQM) Plan. This amendment will also modify the Robbinsville Township Wastewater Management Plan (WMP). This amendment proposal, submitted on behalf of Raajpo LLC, would allow for the construction of 115 age-restricted three-bedroom single-family homes and an on-site swimming pool with a clubhouse on an approximately 83-acre portion of Block 14, Lot 25 in Robbinsville Township. The proposed project site is located south of the intersection of Hankins Road and South Lane. It is currently designated as an Individual Subsurface Sewage Disposal System Area (septic area) of 2,000 Gallons per Day (gpd) or Less in the WMP. The homes and the swimming pool/clubhouse are proposed to be served by a new on-site discharge to groundwater treatment plant.

Mr. Tony DiLodovico of Tony D. Environmental Permitting, LLC presented the proposed amendment to the Board. Mr. Agress asked if there were any comments or questions. It was noted that the public comment period will remain open for 15 days and a resolution recommending adoption of the amendment to the County Executive will be presented at the May 18, 2016 Planning Board meeting. There were no comments from the public and the Public Hearing was closed.

- b. **Public Hearing** – Three (3) proposed administrative amendments to the Mercer County Master Plan, adopted September 8, 2010. The elements to be revised include Open Space, Mobility, Framework and the Map Appendix.

Ms. Floyd presented the proposed administrative amendments to the Board. Mr. Agress asked if there were any comments or questions. It was noted that the public comment period will remain open for 15 days and a resolution approving the three proposed administrative amendments to the Mercer County Master Plan will be presented at the May 18, 2016 Planning Board meeting. There were no comments from the public and the Public Hearing was closed.

VI. CORRESPONDENCE

- a. Letter from Daniel Pace, MCADB Administrator dated February 17, 2016
- b. Special Notice of Planning Board meeting change.
- c. Notice of New Jersey Future 2016 Smart Growth Award to Mercer County for Capital City Farm project.

VII. ADJOURNMENT

Mr. Carabelli made the motion to adjourn the meeting and Mr. Rubino seconded the motion. The meeting was adjourned at 9:21 a.m. with the following vote:

Y	William S. Agress	Y	Michael E. Shine
Y	Anthony P. Carabelli	Y	Leslie R. Floyd
Y	Edward W. Fedorko, Jr.	Y	George Fallat
Y	Samuel M. Rubino		

Respectfully Submitted,



Richard J. Smith, Planning Board Secretary

Attachments, if any, which are listed in the minutes, are made part of the permanent record in the Minute Book and are available upon request.