

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
June 09, 2021**

PRESENT: Michael Shine, Chair
William S. Agress, Vice-Chair
Samuel Frisby, Commissioner
Samuel M. Rubino
Basit Muzaffar 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 9:00 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 May 27, 2021, was posted in the County Administration Building on June 02, 2021 and was published in the Trenton Times on June 02, 2021.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the May 12th, 2021 meeting and asked if there were any comments. There were no comments. Mr. Agress made a motion to approve the May 12th, 2021 Planning Board minutes which was seconded by Chairman Shine. 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 members of the public requesting to comment.

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 the appeal has been delayed. Both the County's attorney and OTR East Windsor attorney are having a case management conference with the judge on June 14th at 11AM. Depending on outcome of that meeting, future actions are up in the air.

VI. NEW BUSINESS

Reminder for Board Members to complete their financial disclosure forms which are due June 30th.

Mrs. Floyd mentioned that upon Mr. Smith's retirement and Matt Zochowski moving into the position of Planning Board Secretary, we have taken this opportunity to try to simplify and standardize things we do behind the scenes. We have created new template documents for applicants for a number of the items we frequently require. Those include the following (attached to these minutes):

- Right-of-Way Easement Template
- Right-of-Way Dedication Template
- Indemnification Agreement
- Sight Triangle Easement Template
- Drainage/ Culvert Maintenance Easement Template

By having these standard documents on our website, we can simplify and standardize the documents we require of applicants and saves both them and us time. Before we'd have to work with each applicant to send them previous samples and dig around to figure out which version and document to send.

We have also tried to be more consistent in our requirements for sight triangles, street trees, stormwater maintenance plans, dedicated sidewalk and curb replacement requirements, as well as sidepath requirements in accordance with the County Bike Plan. These are all items staff have been working to standardize before George retired and are now working with Sunny to get out into letters. We're trying hard to look at all of these items across the board and be consistent across all applications.

Mr. Ridolfi mentioned that Matt has been working to clean up several items which have been stalemated for several months if not years and staff is going through a tremendous effort of updating these forms which are in dire need of updating.

VIII. CORRESPONDENCE

Matthew Zochowski mentioned that the Board has received two requests for Letters of Support in regards to their Urban Park Initiative Grant applications. Mr. Zochowski mentioned that this is a grant source from NJDEP where applicants are eligible for up to \$500,000 per project. In 2020, Governor Murphy and the Legislature dedicated \$2.5 million in the State budget to promote urban parks. Applications are due June 15 so applicants are getting their letters just in time to meet the deadline. (Letters are attached to these minutes)

Ewing Township is requesting funding for Pool Area Improvements at the Ewing Senior and Community Center (ESCC)

- Renovations to the camp pool and sand volleyball court
- Reconstruction of the training and wading pool areas
- Renovations to the historic Bath House
- New shades, fencing, lighting, electrical work, walkways and landscaping

Hamilton Township is requesting funding for improvements to Cornell Heights Park which for those in the audience that do not know, is a neighborhood park in Cornell Heights neighborhood off of Sweetbriar Ave in Hamilton.

- New playground equipment with poured rubber surfacing
- New fencing for ballfields
- (2) sets of new bleachers and open style dugouts

IX. 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 9:10 a.m. with the following vote:

Y Michael Shine
Y Samuel Frisby
Y Samuel M. Rubino

Y William S. Agress
Y Basit Muzaffar
Y Leslie R. Floyd

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary

ATTACHMENT (A)

TEMPLATE DOCUMENTS

- **Right-of-Way Dedication**
- **Right-of-Way Easement**
- **Sight Triangle Easement**
- **Drainage/ Culvert Maintenance Easement**
- **Indemnification Agreement**



COUNTY OF MERCER RIGHT-OF-WAY DEDICATION

I CERTIFY that on _____, 2021,
_____ personally came before me and this person acknowledged
under oath, to my satisfaction, that:

- a) this person is the _____ of _____
named in this Deed;
- b) the person signing this instrument is the attesting witness to the signing of this Deed by the
proper officer who is the _____ of the
_____.
- c) this Deed was signed and delivered by the Grantor as its voluntary act duly authorized by
a proper Resolution;
- d) this person signed this proof to attest to the truth of these facts; and
- e) the full and actual consideration paid or to be paid for the transfer of title is one dollar
(\$1.00).

Signed and Sworn hereto before me a
Notary Public of the State of New Jersey
on this ___ day of _____, 2021

By: _____
_____, Notary
Public of the State of New Jersey

COUNTY ACCEPTANCE

Accepted by Resolution No: _____, dated _____, 2021.

ATTEST: COUNTY OF MERCER

BY: _____
Jerlene H. Worthy
Clerk to the Board
of County Commissioners

BY: _____
Brian M. Hughes
County Executive

Record and Return to:
Mercer County Planning Division
640 South Broad Street
P.O. Box 8068
Trenton, NJ 08650



COUNTY OF MERCER

RIGHT-OF-WAY DEED OF EASEMENT

<SAMPLE BELOW TO BE EDITED BY APPLICANT>

Prepared by: _____, Esquire

RIGHT OF WAY DEED OF EASEMENT

THIS INDENTURE made this ____ day of _____, 20__ by _____ having its principal office at _____ (referred to as the "Grantor") to THE COUNTY OF MERCER, a body politic and public corporation of the State of New Jersey, with its principal office at 640 S. Broad Street, P.O. Box 8068, Trenton, New Jersey 08650-0068 (referred to as "Grantee").

WITNESSETH, WHEREAS, the Grantor is the owner of real property located at _____ and being Block (_____), Lot(s) _____ on the tax map of the Municipality of _____ which property is subject of the application for site plan/ subdivision development submitted to the Mercer County Planning Board under County File #MC _____; and,

WHEREAS, it is in the best interest of the general public and the welfare of the County of Mercer that the lands hereinafter described shall be burdened with an Right-of-Way Easement along County Route ____ (ROAD NAME HERE), for the purpose of constructing, improving, operating and maintaining public transportation facilities upon and access such land which is in accordance with County File #MC _____, and the Mercer County Master Plan; and,

WHEREAS, said Right-of-Way Easement shall include the right to construct, maintain, and/or relocate transportation facilities, slopes, ditches, and utilities as well as to clear, grade, fill, topsoil, seed, plant trees, shrubs and maintain same, stabilize soil, and prevent erosion; and,

WHEREAS, this Right-of-Way Easement shall be binding upon the Grantor and upon the Grantor's successors and/or assigns in title to the property identified as Block (_____), Lot(s) _____ on the tax map of the Municipality of _____. See Schedule "A" Metes and Bounds Description attached hereto and made a part hereof; and,

WHEREAS, the Grantor grants the property Right-of-Way Easement described in Schedule "A" to Grantee. The transfer is made for the sum of One Dollar (\$1.00). Grantor acknowledges receipt of this money; and,

WHEREAS, the Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against the Grantor); and,

NOW THEREFORE, the Grantor does hereby dedicate to public use the following land more specifically described in the attached Schedule "A" Metes and Bounds Description prepared by _____ and dated _____.

IN WITNESS WHEREOF, the Grantor has/have hereunto set hand and seal, or the Grantor has/ have caused its corporate seal to be hereto affixed and attested by its proper corporate officer this _____ day of _____, 20__.

ATTEST:

BY: _____ (PRINT NAME OF GRANTOR) _____ (GRANTOR SIGNATURE) _____ (DATE)

BY: _____ (PRINT NAME OF WITNESS) _____ (WITNESS SIGNATURE) _____ (DATE)



COUNTY OF MERCER

SIGHT TRIANGLE EASEMENT

<SAMPLE BELOW TO BE EDITED BY APPLICANT>

Prepared by: _____, Esquire

SIGHT TRIANGLE DEED OF EASEMENT

THIS INDENTURE made this ____ day of _____, 20__ by _____ having its principal office at _____ (referred to as the "Grantor") to THE COUNTY OF MERCER, a body politic and public corporation of the State of New Jersey, with its principal office at 640 S. Broad Street, P.O. Box 8068, Trenton, New Jersey 08650-0068 (referred to as "Grantee").

WITNESSETH, WHEREAS, the Grantor is the owner of real property located at _____ and being Block (_____), Lot(s) _____ on the tax map of the Municipality of _____ which property is subject of the application for site plan/ subdivision development submitted to the Mercer County Planning Board under County File #MC _____; and,

WHEREAS, it is in the best interest of the general public and the welfare of the County of Mercer that the lands hereinafter described shall be burdened with an Sight Triangle Easement(s) along County Route _____ (ROAD NAME HERE), for the purpose of inspecting and removing any obstructions, natural or otherwise, to the clear sight line which is necessary for the safe use of the traffic driveway and/or intersection(s) and further, consisting of the right to restrict the plantings of trees or other plants and vegetation, or the location of structures, fences or alterations of topography or contour of land, including but not limited to the placement of fill that would obstruct clear sight across the easement area; and,

WHEREAS, routine maintenance to maintain an unobstructed sight line within the Sight Triangle Easement area shall be the responsibility of the owner. There shall not be erected at any time on the following described lands any building, structures or signs which may in any way interfere with the view or sight of operators of vehicles or pedestrians traversing the abutting streets, roads or highways. However, such varieties of ground cover or shrubs having an ultimate height of two feet, six inches above the centerline of the adjoining highways and may be easily cared for, may be planted in the Affected Lands. If the owner fails to maintain the Sight Triangle Easement area, the County of Mercer may remove said obstructions and impose associated costs of removal on the property owner; and,

WHEREAS, together with the right of the Grantee, its successors and assigns, to enter in and upon the premises described herein with labor, equipment, vehicles and material at any and all times for the purpose of maintaining the unobstructed sight required for the enjoyment of the Sight Triangle Easement; and,

WHEREAS, this Sight Triangle Easement shall be binding upon the Grantor and upon the Grantor's successors and/or assigns in title to the property identified as Block (_____), Lot(s) _____ on the tax map of the Municipality of _____. See Schedule "A" Metes and Bounds Description attached hereto and made a part hereof; and,

WHEREAS, the Grantor grants the property Sight Triangle Easement described in Schedule "A" to Grantee. The transfer is made for the sum of One Dollar (\$1.00). Grantor acknowledges receipt of this money; and,

WHEREAS, the Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against the Grantor); and,

NOW THEREFORE, the Grantor does hereby grant the following Sight Triangle Easement more specifically described in the attached Schedule "A" Metes and Bounds Description prepared by _____ and dated _____.



COUNTY OF MERCER

SIGHT TRIANGLE EASEMENT

IN WITNESS WHEREOF, the Grantor has/have hereunto set hand and seal, or the Grantor has/ have caused its corporate seal to be hereto affixed and attested by its proper corporate officer this _____ day of _____, 20____.

ATTEST:

BY: _____
(PRINT NAME OF GRANTOR) (GRANTOR SIGNATURE) (DATE)

BY: _____
(PRINT NAME OF WITNESS) (WITNESS SIGNATURE) (DATE)

INDIVIDUAL OR CORPORATE ACKNOWLEDGEMENT

STATE OF NEW JERSEY :
: ss
COUNTY OF MERCERY :

I CERTIFY that on _____, 20____, _____ personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) this person is the _____ of _____ named in this Sight Triangle Easement;
- b) the person signing this instrument is the attesting witness to the signing of this Sight Triangle Easement by the proper officer who is the _____ of the _____;
- c) this Easement was signed and delivered by the Grantor as its voluntary act duly authorized by a proper Resolution;
- d) this person signed this proof to attest to the truth of these facts; and
- e) the full and actual consideration paid or to be paid for the transfer of title is one dollar (\$1.00)

Signed and Sworn hereto before me a
Notary Public of the State of New Jersey
on this ___ day of _____, 2021

By: _____
_____, Notary
Public of the State of New Jersey

COUNTY ACCEPTANCE

Accepted by Resolution No: _____, dated _____, 2021.

ATTEST: COUNTY OF MERCER

BY: _____
Jerlene H. Worthy
Clerk to the Board
of County Commissioners

BY: _____
Brian M. Hughes
County Executive

Record and Return to:
Mercer County Planning Division
640 South Broad Street
P.O. Box 8068
Trenton, NJ 08650



COUNTY OF MERCER

DRAINAGE/ CULVERT MAINTENANCE EASEMENT

<SAMPLE BELOW TO BE EDITED BY APPLICANT>

Prepared by: _____, Esquire

DRAINAGE/ CULVERT MAINTENANCE EASEMENT

THIS INDENTURE made this ____ day of _____, 20__ by _____ having its principal office at _____ (referred to as the "Grantor") to THE COUNTY OF MERCER, a body politic and public corporation of the State of New Jersey, with its principal office at 640 S. Broad Street, P.O. Box 8068, Trenton, New Jersey 08650-0068 (referred to as "Grantee").

WITNESSETH, WHEREAS, the Grantor is the owner of real property located at _____ and being Block (_____), Lot(s) _____ on the tax map of the Municipality of _____ which property is subject of the application for site plan/ subdivision development submitted to the Mercer County Planning Board under County File #MC _____; and,

WHEREAS, it is in the best interest of the general public and the welfare of the County of Mercer that the lands hereinafter described shall be burdened with an Drainage/ Culvert Maintenance Easement(s) along County Route _____ (ROAD NAME HERE), for the purpose of installing, constructing, reconstructing, inspecting, maintaining and repairing storm drainage facilities including pipelines, and/or mains, culverts, headwalls, conduits, catch basins and other devices for drainage purposes, including the perpetual right to enter and re-enter upon the premises herein described, from time to time, by its agents, servants, and contractors, on foot and with vehicles and machinery, for the purposes of constructing, reconstructing, inspecting, maintaining, repairing and replacing the pipelines, mains, headwalls, culverts, conduits, catch basins and other devices; and,

WHEREAS, the County also reserves further rights to remove trees, bushes, shrubs, undergrowth and other obstructions interfering with the location, construction and maintenance of said storm drainage sewer pipelines and/or mains, headwalls, culverts, conduits, catch basins and other devices, restore the surface of the ground as nearly as may be practicable to the condition in which the same was found prior to such work being undertaken, provided, however, that this restoration clause specifically excludes the replacement of trees and shrubs which because of their location within the easement must necessarily be removed to accommodate construction and maintenance of facilities, and it is further limited to replacement of trees and shrubs for the cosmetic restoration of the area and not on a tree for tree or shrub for shrub basis of like or similar kind or size; and,

WHEREAS, this Drainage/ Culvert Maintenance Easement shall be binding upon the Grantor and upon the Grantor's successors and/or assigns in title to the property identified as Block (_____), Lot(s) _____ on the tax map of the Municipality of _____. See Schedule "A" Metes and Bounds Description attached hereto and made a part hereof; and,

WHEREAS, the Grantor grants the property Drainage/ Culvert Maintenance Easement described in Schedule "A" to Grantee. The transfer is made for the sum of One Dollar (\$1.00). Grantor acknowledges receipt of this money; and,

WHEREAS, the Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as making a mortgage or allowing a judgment to be entered against the Grantor); and,

NOW THEREFORE, the Grantor does hereby grant the following Drainage/ Culvert Maintenance Easement more specifically described in the attached Schedule "A" Metes and Bounds Description prepared by _____ and dated _____.

IN WITNESS WHEREOF, the Grantor has/have hereunto set hand and seal, or the Grantor has/ have caused its corporate seal to be hereto affixed and attested by its proper corporate officer this _____ day of _____, 20__.



COUNTY OF MERCER

DRAINAGE/ CULVERT MAINTENANCE EASEMENT

ATTEST:

BY: _____
(PRINT NAME OF GRANTOR) (GRANTOR SIGNATURE) (DATE)

BY: _____
(PRINT NAME OF WITNESS) (WITNESS SIGNATURE) (DATE)

INDIVIDUAL OR CORPORATE ACKNOWLEDGEMENT

STATE OF NEW JERSEY :
: ss
COUNTY OF MERCERY :

I CERTIFY that on _____, 20____, _____
personally came before me and this person acknowledged under oath, to my satisfaction, that:

- a) this person is the _____ of _____ named in this Drainage/ Culvert Maintenance Easement;
- b) the person signing this instrument is the attesting witness to the signing of this Drainage/ Culvert Maintenance Easement by the proper officer who is the _____ of the _____;
- c) this Easement was signed and delivered by the Grantor as its voluntary act duly authorized by a proper Resolution;
- d) this person signed this proof to attest to the truth of these facts; and
- e) the full and actual consideration paid or to be paid for the transfer of title is one dollar (\$1.00)

Signed and Sworn hereto before me a
Notary Public of the State of New Jersey
on this ___ day of _____, 2021

By: _____
_____, Notary
Public of the State of New Jersey

COUNTY ACCEPTANCE

Accepted by Resolution No: _____, dated _____, 2021.

ATTEST: COUNTY OF MERCER

BY: _____
Jerlene H. Worthy
Clerk to the Board
of County Commissioners

BY: _____
Brian M. Hughes
County Executive

Record and Return to:
Mercer County Planning Division
640 South Broad Street
P.O. Box 8068
Trenton, NJ 08650



COUNTY OF MERCER

INDEMNIFICATION AGREEMENT

<SAMPLE BELOW TO BE EDITED BY APPLICANT>

Prepared by: _____, Esquire

INDEMNIFICATION AGREEMENT

BY: _____, having an address of _____,
State of New Jersey _____, hereinafter referred to as the "Grantor".

TO: County of Mercer, having offices at 640 South Broad Street, Trenton, New Jersey 08650

The parcel of real property which is the subject of this **Indemnification Agreement** is Block _____, Lot(s) _____, as shown on the Tax Map of the Township of _____, County of Mercer, New Jersey.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the Grantor does hereby agree to defend, indemnify and hold harmless, the County of Mercer, its officials, officers, employees and agents from any and all claims, suits, actions, damages, losses or costs of any nature whatsoever, whether for personal injury, property damage or other liability, including attorney fees and court costs, arising out of or in any way connected with the _____ located within the right of way of County Route _____ (**STREET NAME HERE**) and on the parcel identified as Block _____, Lot(s) _____, in _____ Township, Mercer County, New Jersey. Said _____ is defined as **DESCRIBE ITEM HERE**

The Grantor does hereby agree that it will remove the aforementioned _____ at its own cost and expense at such time in the future as the County of Mercer determines in its sole and exclusive discretion such _____ must be removed. Grantor shall remove _____ within 30 days from the date of a written notice from the County of Mercer. Where the Grantor has failed to remove the _____, upon notice by the County of Mercer, the County shall then have the right to remove the _____ at the Grantor's cost and expense.



COUNTY OF MERCER INDEMNIFICATION AGREEMENT

This Agreement shall at all times be deemed to be and shall be a continuing Agreement running with the land and shall be binding upon the Parties and their officers, trustees, directors, employees, agents, attorneys, successors and assigns. Upon such time that the _____ has been removed by the Grantor, future owners or the County of Mercer pertaining to this indemnification agreement, this agreement will become null and void.

NO ADDITIONAL PERMANENT IMPROVEMENTS SHALL TAKE PLACE IN THE COUNTY RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF MERCER COUNTY.

ATTEST:

BY: _____
(PRINT NAME OF GRANTOR) (GRANTOR SIGNATURE) (DATE)

BY: _____
(PRINT NAME OF WITNESS) (WITNESS SIGNATURE) (DATE)

ACKNOWLEDGEMENT

STATE OF NEW JERSEY:

COUNTY OF MERCER : SS:

I certify that on _____, _____, 2021, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- a) was the maker of the attached instrument;
- b) was authorized to and did execute this agreement as the _____ of _____, the entity named in this agreement; and
- c) executed this agreement as the act of the entity named in this agreement.

Record and Return to:
Mercer County Planning Division
640 South Broad Street
P.O. Box 8068
Trenton, NJ 08650

ATTACHMENT (B)

CORRESPONDENCE LETTERS OF SUPPORT

- **Letter of Support Ewing**
- **Letter of Support Hamilton**

MERCER COUNTY PLANNING BOARD



MCDADE ADMINISTRATION BUILDING

PO BOX 8068

TRENTON, NJ 08650-0068

Phone 609-989-6545 Fax 609-989-6546

BRIAN M. HUGHES

County Executive

KELVIN S. GANGES
Chief of Staff
LESLIE R. FLOYD, PP. AICP
Planning Director
MATTHEW ZOCHOWSKI, AICP
Planning Board Secretary

LILLIAN L. NAZZARO, ESQ.
County Administrator
BASIT MUZAFFAR, PE
County Engineer
ROBERT N. RIDOLFI, ESQ.
Planning Board Counsel

May 18, 2021

Honorable Bert H. Steinmann
Mayor, Township of Ewing
2 Jake Garzio Place
Ewing, NJ 08628

Dear Mayor Steinmann:

The Mercer County Planning Department understands that the Township of Ewing intends to apply for funding from the Urban Parks Initiative of The New Jersey Department of Environmental Protection and that in the future, another grant application for the project may be made to Green Acres for additional funding. I have reviewed the plan for the project described as follows:

Pool Area Improvements at the Ewing Senior and Community Center (ESCC).

Location: 999 Lower Ferry Road, Ewing, NJ 08628

The Project will include improvements such as:

- Renovations to the camp pool and sand volleyball court;
- Reconstruction of the training and wading pool areas;
- Renovations to the historic Bath House
- New shades, fencing, lighting, electrical work, walkways and landscaping.

The project as described above has historic preservation and recreation components. The project is specifically consistent with the following policies of Mercer County's Master Plan Open Space Element:

- Recognizing the financial limits in this area, provide active and passive recreational opportunities through well-designed parks, preserves and greenways. Invest in historic structures especially as they support recreational opportunities.
- Provide active and passive recreation that is accessible to all, located in or near population centers.

Additionally, the project is specifically consistent with the following goal of Mercer County's Master Historic Preservation Element: To encourage historic preservation and rehabilitation of the historic resources throughout Mercer County by government, nonprofit organizations, private property owners and all those interested in maintaining and protecting Mercer County's significant heritage.

In addition, the project is specifically consistent with the following specific goals of the New Jersey State Development and Redevelopment Plan: Goal #5: Provide Adequate Public Facilities and services at a Reasonable Cost; and Goal # 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value.

Portions of the ESCC, the Day Camp and Camp Pavilions of the former Trenton Jewish Community Center, are on the State and Historic Register, while actively serving the community as a valuable recreational resource.

Mercer County values these historic structures and landscapes and strongly supports Ewing Township's application for Urban Parks Initiative funding.

Sincerely,

Leslie R. Floyd

Leslie R. Floyd
Planning Director on behalf of the Mercer County Planning Board



COUNTY OF MERCER
DEPARTMENT OF PLANNING

Mercer County Planning Board
1000 STATE STREET, 2ND FLOOR
TRENTON, NJ 08646
(609) 392-2000

BRYAN M. DEGENS
COMMISSIONER

KEVIN S. GAGLIARDI
DEPUTY COMMISSIONER

LESLIE R. FLOYD
PLANNING DIRECTOR

CHRISTINE SAZZARDI
ADMINISTRATIVE ASSISTANT

June 9, 2021

Honorable Jeff Martin, Mayor
Township of Hamilton
2090 Greenwood Avenue
Hamilton, New Jersey 08609

Dear Mayor Martin,

On behalf of the Mercer County Planning Board, I am pleased to write this letter in support of the Township of Hamilton's application to the NJDEP Urban Parks Program for its Development Project at Cornell Heights Park.

The proposed project will improve recreational opportunities at Cornell Heights Park in Hamilton. It aligns closely with the land use and open space plans, as outlined in the County's most recent Master Plan (2016). Specifically, the project supports the following goals and objectives found on page 19 of the Mercer County Master Plan:

- **Public Access:** Recreational facilities should be accessible to the public which they are meant to serve. Access in urban areas should be available through local pedestrian circulation and local mass transit systems. Regional parks outside of urban areas should also be accessible via mass transit
- **Relationship to natural and undeveloped open space:** The preservation and development of open space for recreational uses should provide for the preservation of the natural environment when developing the recreational facilities.
- **Need as it relates to population:** Urban areas and high population growth areas are important considerations to the location of recreational facilities. These areas are in high demand for open space and there is little or no land available close to these population centers.

The Township of Hamilton's proposed NJDEP Urban Parks project aligns with the Mercer County's Planning Board priorities and Master Plan and will strengthen the quality of recreational opportunities for Mercer County residents and visitors.

Sincerely,

Handwritten signature of Leslie R. Floyd in blue ink.

Leslie R. Floyd
Planning Director on behalf of the Mercer County Planning Board

