

MERCER COUNTY PLANNING BOARD

August 11, 2021

MEETING:
ROOM 211 at 9:00 A.M.
640 S Broad Street, Trenton, NJ 08650

AGENDA

1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times and the Trentonian on July 22nd, 2021, was posted in the County Administration Building on July 27th, 2021 and was published in the Trenton Times on July 27th, 2021.

2. Approval of Minutes of July 14 2021

3. Public Comment

4. 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.

5. New Business

I. Mercer County Planning Board Electronic Documents & Tools

Resolution No. 2021-01: Proposal to allow for greater use of electronic tools by the Mercer County Planning Board, specifically to require electronic document submission, electronic application and allow for online or hybrid meetings and online fee payment at such time an online form collection option is available.

II. New County Master Plan Elements (Farmland & Open Space)

County Planning staff have prepared a new Farmland Preservation Master Plan Element as well as new Open Space Preservation Master Plan Element. These plans will replace their respective 2010 Master Plan Elements. Staff will provide a short presentation of both new Master Plan Elements. Copies of both plans can be found on the County Planning Department website under “Master Plan Updates” or at the following link:

<https://www.mercercounty.org/departments/master-plan-updates>

i. Resolution No. 2021-02

**MERCER COUNTY COMPREHENSIVE FARMLAND PRESERVATION PLAN
MASTER PLAN ELEMENT**

ii. Resolution No. 2021-03

MERCER COUNTY OPEN SPACE PRESERVATION MASTER PLAN ELEMENT

III. Mobility Master Plan Addendum

County staff have begun working on an addendum to the 2010 Mobility Master Plan Element. This addendum proposes to eliminate DTS “1A: As Existing” and create a new DTS “1B”. Segments designated as 1A will be replaced with a new segment DTS in order to meet the recommendations set out in the 2020 Mercer County Bicycle Plan Master Plan Element and the 2012 County Complete Streets Policy. A copy of the addendum can be found on the County Planning Department website under “Master Plan Updates” or at the following link:

<https://www.mercercounty.org/departments/master-plan-updates>

IV. Mercer County Sewer Service Amendment Public Hearing

Proposed amendment to the Mercer County Water Quality Management Plan (WQMP). This amendment proposal, titled “Ohm Amrutam” submitted by Mr. Tony Dilodovico of TonyD Environmental Permitting, LLC, on behalf of Ohm Amrutam, LLC, would designate approximately 15.3 acres as a discharge to groundwater (DGW) sewer service area (SSA) within portions of Block 19, Lots 3 and 25, located in Robbinsville Township, in order to allow for the construction of 12 5-bedroom single family homes.

The entire lots cover 64.8 acres and are currently a mixture of farmland and woodland. Mercer County Planning and the NJ Department of Environmental Protection have reviewed this application, have found it to be consistent with applicable state and county WQMP regulations, and the Mercer County Master Plan, and have therefore arranged for this amendment application to be publicly noticed and presented before the public and the Mercer County Planning Board today, 11 AUG, 2021. The Township of Robbinsville has been notified of the need to review this project for consistency with its municipal master plan and zoning but has not replied as of today.

Statement of Adequate Notice: In accordance with the Statewide Water Quality Management Planning rules (NJAC 7:15-3.5) and the Mercer County Wastewater Management Plan Amendment Procedures, public notice of this proposed amendment titled “Ohm Amrutam” was published in the New Jersey Register on June 21, 2021; and both the Trenton Times and Star Ledger newspapers on June 21, 2021

6. Correspondence

7. Adjournment

-Land Development Committee will follow-