

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

PRESENT: Michael Shine, Chair
William S. Agress, Vice-Chair
Taiwanda Wilson
Samuel M. Rubino
Basit Muzaffar, County Engineer
Leslie R. Floyd for Brian Hughes, County Executive

ALSO PRESENT: Robert Ridolfi, Planning Board Counsel
Andrew Lloyd, Acting Planning Board Secretary

Chairman Shine called the meeting of the Mercer County Planning Board to order at 9:07 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 June 22, 2021, was posted in the County Administration Building on June 25, 2021 and was published in the Trenton Times on June 25, 2021.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the June 09, 2021 meeting and asked if there were any comments. There were no comments. Mr. Agress made a motion to approve the June 09, 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 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 scheduled for the day following the meeting, namely July 15, at 6:00 pm in Room 211 of the McDade Administration Building, and welcomed all interested parties to attend.

VI. NEW BUSINESS

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," was scheduled for a vote at this July 14 meeting, but the Planning Department did not have copy of the resolution for display and discussion; therefore the vote on Resolution No. 2021-01 has been tabled until the August 11, 2021 Planning Board meeting.

Julie Krause, AICP, from the NJ Department of Treasury, and Annie Hinderlang, AICP/PP, a principal with the private planning firm Topology, presented on the Capital City Redevelopment Corporation's (CCRC) update to the Trenton "Renaissance Plan" (1989). The aim of this update is to facilitate redevelopment of the "capital district" within the city of Trenton by reexamining and revitalizing the initial plan, making it consistent with current objectives and other planning efforts/policies within Trenton.

The presenters welcomed discussion; considerable discussion was had regarding the proposed realignment of Route 29 further inland, whether or not this was sufficient to break the 'barrier' between the city proper and its waterfront. Counsel Ridolfi sought clarification as to how the review powers of the CCRC aligned with review powers of the Trenton City and Mercer County Planning Boards. Ms. Hinderlang stated that such review powers that the CCRC possesses are of an advisory nature, and that the products of any CCRC review sessions would consist of the offering of recommendations, rather than the issuing of requirements. The presenters welcomed further input, and invited any interested parties to attend Microsoft TEAMS virtual public hearings being held on August 17 (2-4pm) and August 19 (6-8 pm). The Planning Department has a digital copy of the presentation; if any Planning Board members would like to view these slides please alert Acting Secretary Andrew Lloyd at alloyd@mercercounty.org.

Mrs. Floyd mentioned that both the August 11, 2021 and September 09, 2021 Planning Board meetings will require Quorums in order for the Planning Board to hear and/or vote on a number of items, including Resolution No. 2021-01, the Avalon Bay (West Windsor) multi-use development project (originally scheduled for today's July 14, 2021 Planning Board meeting but the applicant has agreed to an extension), a WQMP Sewer Service Amendment, and elements of the Mercer County Master Plan. The Avalon Bay application may require that a special meeting be held prior to the August 11 Planning Board meeting, to be held virtually. Related to this, Mrs. Floyd asked that all Planning Board members please email her a list of dates in August during which they are NOT available to attend such discussions.

VIII. CORRESPONDENCE

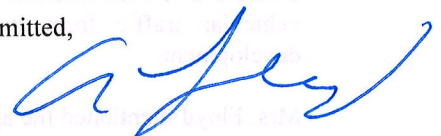
Chair Shine asked if there was any correspondence to review; none had been received.

IX. ADJOURNMENT

Mr. Shine asked for the motion to adjourn the meeting and Mr. Rubino made the motion. Vice-Chair Agress seconded the motion. The meeting was adjourned at 10:10 a.m. with the following vote:

Y	Michael Shine	Y	William S. Agress
Y	Taiwanda Wilson	Y	Basit Muzaffar
Y	Samuel M. Rubino	Y	Leslie R. Floyd

Respectfully Submitted,



Andrew Lloyd, Acting Planning Board Secretary

