

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
IN-PERSON MEETING
August 11, 2021**

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

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

Vice-Chairman Agress called the meeting of the Mercer County Planning Board to order at 9:02 AM. Chairman Shine was present at 9:25 which constituted a quorum of the Mercer County Planning Board.

I. 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.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the July 14th, 2021 meeting and asked if there were any comments. There were no comments. Mrs. Wilson made a motion to approve the July 14th, 2021 Planning Board minutes which was seconded by Vice-Chair Agress. 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

Resolution No. 2021-01: Mercer County Planning Board Electronic Documents & Tools

- Staff introduced 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
- Vice-Chair Agress made a motion to approve which was seconded by Mrs. Wilson. All members present voted in favor of adopting the resolution.
- A condensed transcript of this new business item can be viewed under Attachment A

Resolution No. 2021-02: New Mercer County Comprehensive Farmland Preservation Master Plan Element

- County Planning staff have prepared a new Farmland Preservation Master Plan Element. This plan will replace the 2010 Master Plan Element. Staff provided a short presentation of the new Master Plan Element. Copies of the plan 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>
- Vice-Chair Agress made a motion to approve which was seconded by Mrs. Wilson. All members present voted in favor of adopting the resolution.
- A condensed transcript of this new business item can be viewed under Attachment A

Resolution No. 2021-03: Mercer County Open Space Preservation Master Plan Element

- County Planning staff have prepared a new Farmland Preservation Master Plan Element. This plan will replace the 2010 Master Plan Element. Staff provided a short presentation of the new Master Plan Element. Copies of the plan 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>
- Mrs. Wilson made a motion to approve which was seconded by Vice-Chair Agress. All members present voted in favor of adopting the resolution.
- A condensed transcript of this new business item can be viewed under Attachment A

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>
- There was not vote regarding this addendum at this time, as this presentation was for informational purposes only. Staff will continue outreach efforts with municipal partners to finalize the addendum prior to an official vote by the Planning Board.
- A condensed transcript of this new business item can be viewed under Attachment B

Mercer County Sewer Service Amendment Public Hearing

- Staff introduced 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
- There was not vote regarding this Mercer County Sewer Service Amendment at this time. A vote will take place at the September 9th, 2021 meeting.
- A condensed transcript of this new business item can be viewed under Attachment C

VIII. CORRESPONDENCE

There was no new correspondence.

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 Taiwanda Wilson
Y Leslie R. Floyd

Y William S. Agress
Y Basit Muzaffar

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary