

**MERCER COUNTY PLANNING BOARD  
REGULAR MEETING MINUTES  
IN-PERSON MEETING  
November 10, 2021**

**PRESENT:** Michael Shine, Chair  
William S. Agress, Vice-Chair  
Samuel Frisby, Commissioner  
Sam Rubino  
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

Chairman Shine called the meeting of the Mercer County Planning Board to order at 9:02 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 October 21<sup>st</sup>, 2021, was posted in the County Administration Building on October 26<sup>th</sup>, 2021 and was published in the Trenton Times on October 26<sup>th</sup>, 2021.

**III. APPROVAL OF MINUTES**

Chairman Shine announced that minutes have been distributed from the October 13<sup>th</sup>, 2021 meeting and asked if there were any comments. There were no comments. Vice-Chairman Agress made a motion to approve the October 13<sup>th</sup>, 2021 Planning Board minutes which was seconded by Mrs. Wilson. 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 that next set of motions have been filed and the County has until end of the month to respond. Oral arguments are on schedule for January. Mr. Casey is preparing documents for a brief.

**VI. NEW BUSINESS**

There was no new business.

**VIII. CORRESPONDENCE**

There was no new correspondence.

**IX. ADJOURNMENT**

Mr. Shine asked for the motion to adjourn the meeting and Mrs. Wilson made the motion. Mr. Rubino seconded the motion. The meeting was adjourned at 9:08 a.m. with the following vote:

Y Michael Shine  
Y Samuel Rubino  
Y Taiwanda Wilson  
Y Leslie R. Floyd

Y William S. Agress  
Y Basit Muzaffar  
Y Samuel Frisby

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary