

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
IN-PERSON MEETING
January 12, 2022**

PRESENT: Michael Shine, Chair
William S. Agress, Vice-Chair
Sam Rubino
Taiwanda Wilson
Dallas Barr
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 9:01 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 December 30th, 2021, was posted in the County Administration Building on January 3rd, 2021 and was published in the Trenton Times on January 5th, 2021.

II. NEW PLANNING BOARD MEMBER

Chairman Shine introduced a new Planning Board Member at the January 12th meeting.

III. ATTENDANCE ROLL CALL

All members except for Commissioner Samuel Frisby were present.

IV. PLANNING BOARD REORGANIZATION

Chairman Shine called for a reorganization of the Mercer County Planning Board. Mr. Agress made a motion to nominate Mr. Shine for Chair of the Planning Board. Mrs. Wilson seconded the motion. All members voted in favor.

Chairman Shine nominated Mr. Agress for vice chair of the Mercer County Planning Board. Mr. Rubino seconded the motion. All members voted in favor.

Chairman Shine made a motion to have Mr. Ridolfi continue as Counsel to the Planning Board. Mr. Agress seconded the motion. All members voted in favor. Chairman Shine thanked Mr. Ridolfi for his many years of guidance.

Mr. Agress made a motion to nominate Mr. Zochowski as the Mercer County Planning Board Secretary. Chairman Shine seconded the motion. All members voted in favor.

Chairman Shine announced that the Planning Board has three appointments to be made. One for the Open Space and Preservation Board, the Agricultural Development Committee as well as the Land Development Committee. Upon discussion by Board members, no changes were proposed to appointments from the prior year. Chairman Shine made a motion. Mr. Rubino seconded the motion. All members voted in favor.

Chairman Shine mentioned the schedule for 2022 and January 2023 was distributed. Mr. Agress made a motion to approve. Mrs. Wilson seconded the motion. All members voted in favor.

2022 Planning Board Meetings

Wednesday, January 12
Wednesday, February 9
Wednesday, March 9
Wednesday, April 13
Wednesday, May 11
Wednesday, June 8
Wednesday, July 13
Wednesday, August 10
Wednesday, September 14
Wednesday, October 12
Wednesday, November 9
Wednesday, December 14
Wednesday, January 11, 2023

V. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the December 08th, 2021 meeting and asked if there were any comments. There were no comments. Vice-Chairman Agress made a motion to approve the December 08th, 2021 Planning Board minutes which was seconded by Mr. Rubino. All members voted in favor.

VI. 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.

VII. 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.

Mr. Ridolfi gave an overview of where things currently stand. A hearing will take place on February 17th at 10 AM. Director Floyd mentioned that she will provide the link for the online meeting. Mr. Rodolfi mentioned that East Windsor was not successful in including themselves for participating in the litigation.

VIII. NEW BUSINESS

Mr. Zochowski gave an overview of new business items for the County Planning Board. Three items were of concern under new business for the January meeting including the following:

1. **Synergy Sidepath Conditional Letter:** Applicant has agreed to the revised language and County has sent official correspondence to revise the condition.
2. **Titusville Village Marketplace:** Upon further review, this project has no impact to County Stormwater Facilities and is not located on a County Road. This application will not require a County site plan application or review.
3. **Hamilton Chick-fil-A Relocation:** Upon further review, this project has no impact to County Stormwater Facilities and is not located on a County Road. This application will not require a County site plan application or review.

IX. CORRESPONDENCE

X. 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 Samuel Frisby

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

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary