

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
ZOOM MEETING
May 11, 2022**

PRESENT: Michael Shine, Chair
William S. Agress, Vice-Chair
Samuel 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 April 20th, 2022 was posted in the County Administration Building on April 20th, 2022 and was published in the Trenton Times on April 23rd, 2022.

II. ATTENDENCE ROLL CALL

All members Dallas Barr and Commissioner McLaughlin were present for May Roll Call.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the April 13th, 2022 meeting and asked if there were any comments. There were no comments. Vice-Chairman Agress made a motion to approve the March 09th, 2022 Planning Board minutes which was seconded by Samuel 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.

VI. 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 the new appeal to the Supreme Court and where things stand with the developer.

VII. NEW BUSINESS

Vote for approval of a WQMP Amendement regarding the Conover Fields Comfort Station in West Windsor Township. Mr. Andrew Lloyd gave a presentation at the April County Planning Board Meeting in reference to the new WQMP Site-Specific Amendment. ACT Engineers, Inc is the submitting agent and West Windsor Township is the applicant.

Chairman Shine asked for a motion to approve the proposed amendment. Taiwanda Wilson made the motion which was seconded by Vice-Chairman Agress.

IX. CORRESPONDENCE

There was no correspondence.

X. ADJOURNMENT

Mr. Shine asked for the motion to adjourn the meeting. Mr. Rubino made the motion which was seconded by Vice-Chairman Agress. The meeting was adjourned at 9:12 a.m. with the following vote:

Y Michael Shine
Y Samuel Rubino
Y Samuel Frisby
Y Taiwanda Wilson

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

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary