

**MERCER COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
VIRTUAL ZOOM MEETING**

[Link can be found on County Planning website]

**August 10, 2022
9:00 AM**

PRESENT: William S. Agress, Vice-Chair
Kristin L. McLaughlin, County Commissioner
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

Vice-Chairman Agress called the meeting of the Mercer County Planning Board to order at 9:00 AM.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on July 22, 2022, was posted in the County Administration Building on July 27, 2022 and was published in the Trenton Times on July 27, 2022.

II. ATTENDANCE ROLL CALL

All members except for Michael Shine were present for August Roll Call.

III. APPROVAL OF MINUTES

Vice-Chairman Agress announced that minutes have been distributed from the July 13th, 2022 meeting and asked if there were any comments. There were no comments. Dallas Barr made a motion to approve the July 13th, 2022 Planning Board minutes which was seconded by Samuel Rubino. All members present voted in favor.

IV. PUBLIC COMMENT

Vice-Chairman Agress asked if there are any public comments this morning related to non-agenda items. There were no comments.

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 alia, the Developer to provide a cross access easement for vehicular traffic from its proposed residential development to a neighboring/adjacent residential development.

Director Floyd stated that the applicant has submitted updated plans and the Planning Department is making sure that they are compliant with the conditions of approval. Matthew Zochowski stated that the Department has been in touch with the developer on outstanding conditions and that though most comments have been addressed, some remain. In particular, there are outstanding issues with the traffic signal design and construction design as well as implementing the cross-access roadway.

VII. NEW BUSINESS

Votes required for two proposed amendments to the Mercer County Water Quality Management Plan. Mr. Lloyd presented items at June 2022 Planning Board meeting and transcript available.

1. **Hilton Homes West Windsor**

Mr. Lloyd reviewed the amendment that was proposed at the June 2022 Planning Board Meeting. He stated that the comment period had ended 15 days ago and that no public comment had been received. Mr. Lloyd stated that both West Windsor Township and the Stony Brook Regional Sewerage Authority (SBRSA) have submitted resolutions of consent. There were no questions from the Board.

Vice-Chair Agress stated that Taiwanda Wilson had read the transcript and was thus qualified to vote. There were no questions or comments from the Board. Mr. Agress asked for a motion to approve and Mr. Rubino made the motion. Mrs. Wilson seconded the motion. All members in attendance voted in favor.

2. **Brick Farm Properties, LLC**

Vice-Chair Agress asked Mr. Lloyd to review the status of the amendment. Mr. Lloyd stated that Hopewell Township, Hopewell Borough and the SBRSA were required to respond. He stated that Hopewell Township submitted a resolution of support. Hopewell Borough submitted a letter with questions that they would like addressed before supplying a resolution either for or against. SBRSA has supplied a resolution of denial. According to Mr. Lloyd, these were not received in the required time frame and thus he recommended that this amendment be tabled until next month's meeting so that there is time to address the Borough's concerns.

Vice-Chair Agress agreed that this should be tabled and would require a motion to do so. Mr. Rubino made the motion and Mrs. Wilson seconded. Director Floyd stated that this would give Department staff time to work through the issues. All in attendance approved the motion to table.

IX. CORRESPONDENCE

Director Floyd stated that the Board had been provided with a number of emails and their responses from the County concerning the Bridge Point 8 project which is still incomplete.

X. ADJOURNMENT

Mr. Agress asked for the motion to adjourn the meeting and Mrs. Wilson made the motion. Mr. Rubino seconded the motion. The meeting was adjourned at 9:323 a.m. with the following vote:

Y	William S. Agress	Y	Commissioner McLaughlin
Y	Samuel Rubino	Y	Basit Muzaffar
Y	Samuel Frisby	Y	Leslie R. Floyd
Y	Dallas Barr	Y	Taiwanda Wilson

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary