

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

[Link can be found on County Planning website]

**September 14, 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 August 22, 2022, was posted in the County Administration Building on August 25, 2022 and was published in the Trenton Times on August 25, 2022.

II. ATTENDANCE ROLL CALL

All members except for County Engineer Muzaffar were present for September Roll Call. Assistant County Engineer Jason Mildenberg was present to represent the County Engineer's office for this meeting.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the August 10th, 2022 meeting and asked if there were any comments. There were no comments. Vice Chairman Agress made a motion to approve the August 2022 Planning Board minutes which was seconded by Dallas Barr. All members present voted in favor except for Chairman Shine who abstained.

Chairman Shine abstained from the vote as he was not present at the last meeting and has not reviewed the record.

IV. PUBLIC COMMENT

Chairman Shine asked if there are any public comments this morning related to non-agenda items.

Mr. Westfall attended the meeting to voice a public comment regarding the

VI. OLD BUSINESS

OTR: 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.

Mr. Ridolfi mentioned that the project is moving forward and that the applicant still has some outstanding conditions. Mr. Zochowski clarified that the developer is working through conditions regarding the signal timing and site plans themselves. Mr. Ridolfi mentioned that they also need to submit the cross access agreement with the adjacent property.

Brick Farm Properties, LLC: Mr. Lloyd provided an update on the Brick Farm Properties, LLC. The project was sent back for more information at the last meeting. After receiving responses from consent letters, Mr. Lloyd reached out the applicant and Authority and Township staff. A meeting is scheduled for the 21st of September to discuss issues and clarify items. This application is expected to return to County PB for a vote in October.

VII. NEW BUSINESS

Director Floyd mentioned that the County has received a new submission from Bridge Point 8. The applicant has only sent a digital submission at this time and County has not begun completeness review at this time. If applicant is found to be complete, they may be placed on the October agenda or a separate meeting may be required. If applicant is not complete, they will not be scheduled until complete. Chairman Shine mentioned that depending on number of applications, it may be prudent to schedule a separate additional meeting for the Bridge Point 8 project.

IX. CORRESPONDENCE

County has not received any new correspondence.

X. ADJOURNMENT

Chairman 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 9:323 a.m. with the following vote:

Y	Chairman Shine	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