

MERCER COUNTY PLANNING BOARD REGULAR MEETING MINUTES VIRTUAL ZOOM MEETING

Most up to date meeting link can be found on County Planning Department Site:
<http://www.mercercounty.org/departments/planning/planning-board>

In order to participate by phone, use one of the following phone numbers:
US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 880 5029 9996

October 12, 2022 9:00 AM

PRESENT: Michael Shine, Chairman
William S. Agress, Vice-Chair
Kristin L. McLaughlin, County Commissioner
Sam Rubino
Dallas Barr (Present at meeting, not at roll call)
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 9:03 AM.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on Sept 26th, 2022, was posted in the County Administration Building on Sept 29th, 2022 and was published in the Trenton Times on Sept 29th, 2022.

II. ATTENDENCE ROLL CALL

All members except for Taiwanda Wilson were present for October Roll Call.

III. APPROVAL OF MINUTES

Vice-Chairman Agress announced that minutes have been distributed from the September 14th, 2022 meeting and asked if there were any comments. There were no comments. Dallas Barr made a motion to approve the September 14th, 2022 Planning Board minutes which was seconded by Samuel Rubino. All members present voted in favor.

IV. PUBLIC COMMENT

There were no public 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.

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, the applicant still needs to submit metes and bounds description for review, submit updated site plans and work with engineering on some additional outstanding items. We also need a fully completed cross access easement with the neighboring property.

Mr. Rubino mentioned that OTR or the adjacent property are well along in clearing their site. County will go out to verify what work is being performed. OTR does not have final approval but the adjacent property does.

VII. NEW BUSINESS

Director Floyd provided an update on behalf of Andrew Lloyd for Brick Farm Properties, LLC.

This vote was originally scheduled for the July PB meeting. Since we have not received resolutions from all entities in time for that meeting and since the urgency of the septic issue had been abated, we agreed to convene parties and to postpone the vote until such time that all entities had time to submit their official input.

We convened parties in September and since then Hopewell Boro has decided to provide a resolution. This resolution will not be received until after todays meeting but should be received before the November 9th meeting. The suggestion is to table the vote until the November meeting.

Chairman Shine made motion to table the motion until November. Vice-Chair Agress seconded the motion.

IX. CORRESPONDENCE

Bridge 8 is still incomplete at this time and County still received inquiries regarding the project. Director Floyd mentioned that a special meeting may be necessary for this project depending on how busy the schedule is. Chairman Shine would like to notify all that a special meeting will very likely be required and applicant should be prepared for a stand-alone meeting that only deals with Bridge 8.

X. ADJOURNMENT

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

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

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary