

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

November 09, 2022 9:00 AM

PRESENT: Michael Shine, Chairman
William S. Agress, Vice-Chair
Kristin L. McLaughlin, County Commissioner
Dallas Barr
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 9:04 AM.

I. STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on October 19, 2022, was posted in the County Administration Building on October 22, 2022 and was published in the Trenton Times on October 22, 2022

II. ATTENDENCE ROLL CALL

All members except for Samuel Rubino were present for November Roll Call.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the October 2022 meeting and asked if there were any comments. There were no comments. Vice-Chair Agress made a motion to approve the October 2022 Planning Board minutes which was seconded by Taiwanda Wilson. All members present voted in favor.

IV. PUBLIC COMMENT

Chairman Shine asked if there were any public comments. There were none.

VI. OLD BUSINESS

Mr. Ridolfi asked Mr. Zochowski if he just sent out an email with an update on this one. Mr. Zochowski sent an email earlier to Tom Carrol and their engineering staff about outstanding conditions. At this time the appeal is over and Ms. Floyd requested this be dropped from future agendas. Chairman Shine is agreeable to the removal but asked to advise the Board when the application is completed.

VII. NEW BUSINESS

Sewer Service Items

Chairman Shine asked Mr. Lloyd if there was an update on the Brick Farm Properties application and Mr. Lloyd noted that the applicant is in the audience. This is an application that would expand the service area of the Stony Brook Regional Sewage Authority by 0.3 acres to include the “Brick Farm Properties, LLC” site. Flow would increase by a little over 4,500 gallons per day.

Mr. Lloyd provided an update on the application and asked for questions regarding the matter. Mrs. Floyd gave an overview on the Township and Borough concerns and stances and mentioned that County staff have crafted a memo discussing the application in detail. Mr. Muzaffar discussed his experience with the ELSA Board and voiced concerns about an approval. A discussion was held between the board.

Ultimately a vote was held with 4 members in favor and 2 members against. All but Vice-Chair Agress and Mr. Muzaffar voted in favor.

Following the discussion and vote on Brick Tavern Properties project, Mr. Lloyd gave a presentation on the Dynamic-Hilco Warehouse application. Applicant is returning to the Board for a new area to be included in the sewer service area that was previously omitted. Chairman Shine mentioned that public record will remain open for public comments for 15 days. A vote will take place at the December Planning Board meeting. A transcript is provided discussing the Planning Board’s discussion of sewer service items.

Bridge 8 Update

Leslie Floyd provided an update on Bridge 8 and mentioned that there has been a packet sent of public comments. The Board can review all comments at their leisure. At this time the application still remains incomplete. Vice-Chair Agress asked about when this will be held and the procedure. Chairman Shine requests that members coordinate with Jill.

Korman Corporate Suites Sidewalk

Mr. Zochowski discussed a request letter from the applicant of Korman Corporate Suites to waive one of their conditions until a future time. The applicant is requesting that the sidewalk condition be withdrawn for this application and be moved to a future date when a new application is submitted. Within the County Conditional Approval Letter, this is item #1. The sidewalk in question would be developed at a future date when the rest of the site is developed. The developer is at this time constructing sidewalk to the south and southeast of their site.

Michael Thomas was present for the application. Mr. Thomas provided background and context of the project. They are proposing multiple new buildings on this site and the corporate suites building is not the final project. He mentioned that when the next building is proposed, sidewalk will absolutely be incorporated. Four separate technical review meetings were held with West Windsor to discuss the site design and future connections.

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. Chairman Shine seconded the motion. The meeting was adjourned at with the following vote:

Y Chairman Shine
Y Commissioner McLaughlin
Y Basit Muzaffar
Y Samuel Frisby

Y William S. Agress
Y Samuel Rubino
Y Dallas Barr
Y Leslie R. Floyd

Respectfully Submitted,

A handwritten signature in blue ink that reads "Matt Zochowski". The signature is written in a cursive, flowing style.

Matthew Zochowski, Planning Board Secretary