

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

May 10, 2023 9:00 AM

PRESENT: Michael Shine, Chairman
William S. Agress, Vice-Chair
Kristin L. McLaughlin, County Commissioner
Samuel Rubino
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 9:05 AM.

I. STATEMENT OF ADEQUATE NOTICE

Mr. Zochowski read the statement of adequate notice. Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on April 19th, 2023, was posted in the County Administration Building on April 25th, 2023 and was published in the Trenton Times on April 25th, 2023.

II. ATTENDANCE ROLL CALL

All members were present for May Roll Call except Dallas Barr.

III. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the April 12, 2023 meeting and asked if there were any comments. There were no comments. Vice-Chair Agress made a motion to approve the April 2023 Planning Board minutes which was seconded by Samuel Rubino. All members voted in favor.

IV. PUBLIC COMMENT

Chairman Shine asked if there were any public comments. There was a written question in the chat inquiring about the Bridge 8 project. The project remains incomplete at this time.

V. OLD BUSINESS

There was no new business to carry over from previous months.

VI. NEW BUSINESS

Statement of Adequate Notice:

In accordance with the Statewide Water Quality Management Planning rules (NJAC 7:15-3.5), public notice of this proposed amendment titled "Port Mercer Canal House" was published in the New Jersey Register on April 17, 2023

Courtesy Review of Port Mercer Canal House

Request to Consider a Resolution of Consent “MC2023-01”– Proposed amendment to the Mercer County Water Quality Management Plan. This amendment proposal, titled “Port Mercer Canal House” submitted by Suburban Consulting Engineers, Inc., and the New Jersey Department of Environmental Protection, would expand the Ewing-Lawrence Sewerage Authority’s sewage treatment facility sewer service area (SSA) by 0.13 acres to serve an historic house, which is used for periodic small group meetings of the Lawrence Historical Society, located on Block 5201.01, Lot 5.01 in Lawrence Township. The project will generate a projected wastewater flow of 125 gpd based on flow calculated in accordance with N.J.A.C. 7:14A-23.3. This amendment is proceeding according to state regulation NJAC 7:15-3.5(e); the property is part of the New Jersey State Park system, and therefore the Mercer County Planning Board is not required to hold a public hearing, but rather to consider a resolution of consent as an affected entity with substantial interest in water quality management planning in Mercer County.

Director Floyd began with a brief description of the courtesy review and location of the property. Mr. Lloyd gave an in depth overview of the current situation and background of the project. This is a historic structure owned by the State and located off Quaker Bridge Road. This is a unique circumstance that will not be following normal County procedures, as this will not require a vote and is located on State property. NJDEP is handling this project and the County was asked to hold a Courtesy review. The courtesy question before the Board today is whether this should be in the service area and how a new service line would impact County right-of-way and long term interests.

Mr. Ridolfi asked why it wouldn’t or shouldn’t be in the service area. Board members held a discussion about further background. Mr. Ridolfi asked if ELSA can provide sewer service if it is not located in the service area. County Engineer Muzaffar responded that yes, it needs to be or else ELSA cannot provide service.

Mr. Muzaffar mentioned he has been in touch with William White and asked who would be responsible for potential breaks, cleanups or spills in the future. NJDEP is not a public utility and there are concerns about a non-utility having service lines in the County right-of-way. Mr. Muzaffar mentioned that they should hold negotiations with ELSA as they do not have the resources to do the necessary work if there is a failure. There are concerns of the County being in a bind in the future. Several Board members including Commissioner McLaughlin hold the same view. Lacking a clear understanding of who will own and maintain the service line, there was agreement by the Board on a direction to take.

The Board will ask for more time to gather more information and research this project and to have enough time for all parties (County, ELSA, NJDEP and others as necessary) to hold conversations. Chairman Shine asked to keep this item open until the next special meeting.

The County Planning Department will advertise a special meeting for Friday, May 19th at 9AM via ZOOM.

VII. CORRESPONDENCE

There was no correspondence at the May meeting.

VIII. ADJOURNMENT

Chairman Shine asked for the motion to adjourn the meeting. Director Floyd made the motion and Vice-Chair Agress seconded the motion. The meeting was adjourned at 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

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary