

MERCER COUNTY PLANNING BOARD SPECIAL 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 19, 2023
9:00 AM

PRESENT: Michael Shine, Chairman
William S. Agress, Vice-Chair
Kristin L. McLaughlin, County Commissioner
Samuel Rubino
Dallas Barr
Basit Muzaffar, County Engineer (recused himself from vote)
Leslie R. Floyd for Brian Hughes, County Executive

ALSO PRESENT: John Maloney, Mercer County Counsel's Office, for 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

Mr. Zochowski read the statement of adequate notice. Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on May 11th, 2023, and was published in the Trenton Times on March 13th, 2023.

II. ATTENDANCE ROLL CALL

All members were present for May Special Meeting Roll Call

III. APPROVAL OF MINUTES

As this was a special meeting, no prior minutes were approved.

IV. PUBLIC COMMENT

Chairman Shine asked if there were any public comments. There were no public comments or questions.

V. OLD BUSINESS

There was old business to carry over from the regularly scheduled May Planning Board meeting: Continuation of Port Mercer Canal House WQMP Amendment Courtesy Review & Discussion 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 (ELSA) 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.

A discussion took place regarding the concerns expressed by the Engineering Department during the regularly scheduled May Planning Board meeting regarding this WQMP amendment, i.e. the question of whether ELSA would take responsibility for the pressurized lateral between the project area and their existing collection system. Mr. Muzaffar reported that ELSA agreed to this verbally at their most recent Board meeting, and assured the Planning Board that this could be memorialized in writing once the connection is installed.

Mr. Muzaffar then recused himself from the discussion and vote.

The Planning Board continued the discussion above, the result being that any resolution passed by the Planning Board would need to contain a condition stating that the assurances provided by ELSA regarding responsibility for the lateral would need to be in writing, at or before the time at which such a connection were to be installed. Additionally the Planning Board indicated that the resolution would need to contain language stating that the existing septic system would need to be officially abandoned, in the interest of public health and water quality.

Chairman Shine asked for the motion to approve the resolution, with the conditional language as stated during the discussion. Vice-Chairman Agress made the motion and Samuel Rubino seconded the motion. The resolution was approved with the following vote:

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

VI. NEW BUSINESS

No new business was discussed.

VII. CORRESPONDENCE

There was no correspondence at the May Special meeting.

VIII. ADJOURNMENT

Chairman Shine asked for the motion to adjourn the meeting. Vice-Chairman Agress made the motion and Samuel Rubino 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
(Recused)	Basit Muzaffar	Y	Dallas Barr
Y	Leslie R. Floyd		

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary