

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:
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Webinar ID: 880 5029 9996

June 12, 2024 9:00 AM

PRESENT: Michael Shine, Chairman
William S. Agress, Vice-Chair
Kristin L. McLaughlin
Samuel Rubino
Dallas Barr
Marvin Ross
Basit Muzaffar, County Engineer
Matthew Lawson on behalf of Leslie R. Floyd, Planning Director

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 9:02 AM.

I. STATEMENT OF ADEQUATE NOTICE

Mr. Zochowski read the statement of adequate notice. Pursuant to the Sunshine Law, notice of this meeting and all meetings for the 2024 calendar year were sent to the Trenton Times on January 10, 2024, was posted in the County Administration Building on January 22, 2024 and was published in the Trenton Times on January 14, 2024.

II. ATTENDENCE ROLL CALL

All members were present for June2024 Roll Call.

IV. APPROVAL OF MINUTES

Chairman Shine announced that minutes have been distributed from the May 08, 2024 meeting and asked if there were any comments or questions. There were no comment or questions. Vice Chair Agress made a motion to approve the May 2024 Planning Board minutes which was seconded by Samuel Rubino. All members voted to approve the minutes.

IV. PUBLIC COMMENT

Chairman Shine asked if there were any public comments for non-agenda items. There were members of the public in attendance inquiring about the JDN application. This application is on the agenda for the Land Development Committee. Matthew Lawson mentioned that if you are here for the JDN application, if you interested in making a comment, to please raise your hand and he will authorize you to unmute.

VI. OLD BUSINESS

Assistant Director Matthew Lawson provided a brief update on the new Land Development Ordinance's Official adoption. The second reading was before the Commissioners on May 23rd and was approved. There were a variety of comments from the public praising the Ordinance and new standards to be adopted. The County Executive has now signed the Ordinance but we are not yet sure the exact date it was signed. It will become effective 20 days following his signature. The draft Ordinance is now on the website and we will post the final once the Clerk to the Board sends back the full Ordinance.

Commissioner McLaughlin mentioned that several members of the Board and especially the longer serving members are extraordinarily excited to see changes they have been talking about for a long time. The new members are equally pleased about the thoughtful work that went into this document. One Commissioner made last minute recommendations about lighting that were folded in. The Commissioner mentioned that the Commissioners were really pleased about the work that the Planning Department has done.

VII. NEW BUSINESS

- Mr. Ridolfi mentioned that he has been in touch with Mr. Letizia, attorney for the Lawrenceville School application and he believes that we may have worked out a compromise acceptable to the board. He asked that the Lawrenceville School appeal be pushed to the July.
- Matthew Zochowski provided a brief overview of the Corridor Improvement Fee. Mr. Zochowski took the Board's and Mr. Jason Mildenberg's recommendation to change the name from Improvement Fee to Enhancement Fee. The Ordinance and Resolutions were amended with the name change for the new fees and Master Plan Element will officially be known as the Corridor Enhancement Fee. Mr. Zochowski mentioned that staff are still working on the document.
- Mr. Zochowski introduced a Resolution recognizing Leslie R. Floyd for her service to the County Planning Board. Unfortunately this was not presented in time for the last meeting when Leslie was still available. Mr. Lawson mentioned that we are determining how to present it to Director Floyd. Chairman Shine made a motion to approve the Resolution and Vice-Chair Agress seconded the motion. All members voted in favor.

IX. CORRESPONDENCE

- There was a correspondence letter regarding the Lawrenceville School appeal.
- There were several last-minute correspondences between May 6-8 regarding the JDN warehouse stormwater revision. Mr. Zochowski received two letters. One letter was from a Mr. Michael Gann who informed the Board that his firm has been retained by the Mercer County Defense League. They want to inform us that they will be making an appearance at today's meeting and request a time to present an expert witness.

The 2nd letter was from a Ms. Mary Pace Goldman of Rippled Water Engineering. Miss Pace Goldman provided us with a letter yesterday, which provided a personal review of the stormwater facilities for the JDN project. Mr. Zochowski mentioned that he also received public comments late last night via e-mail, and that we can bring those up individually at the JDN portion of the of the Land Development Committee meeting.

X. ADJOURNMENT

Chairman Shine asked for the motion to adjourn the meeting and Samuel Rubino made the motion. Vice-Chairman 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	Samuel Frisby	Y	Marvin Ross
Y	Matthew Lawson	Y	Basit Muzaffar
Y	Dallas Barr		

Respectfully Submitted,



Matthew Zochowski, Planning Board Secretary

