

**MERCER COUNTY PLANNING BOARD  
REGULAR MEETING MINUTES  
DECEMBER 14, 2016**

**PRESENT:** William S. Agress, Vice-Chair  
Anthony P. Carabelli, Freeholder  
Edward W. Fedorko, Jr.  
Paul Penna  
Michael E. Shine  
Gregory Sandusky, County Engineer  
Leslie R. Floyd for Brian Hughes, County Executive

**ALSO PRESENT:** Robert Ridolfi, Board Counsel  
Lisa Fritzingler, Assistant Planning Director  
Richard Smith, Planning Board Secretary  
Matthew Lawson, Staff  
Dan Pace, Staff

Mr. Agress called the meeting of the Mercer County Planning Board to order at 9:02 a.m.

**I. STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times, the Trentonian, and was posted in the County Clerk's office and the County Administration Building on December 2, 2016.

**II. APPROVAL OF MINUTES**

Mr. Fedorko made a motion to approve the minutes of the November 9, 2016 Planning Board meeting and Mr. Carabelli seconded the motion. The minutes were approved with the following vote:

Y	William S. Agress	Y	Michael E. Shine
Y	Anthony P. Carabelli	Y	Gregory Sandusky
Y	Edward W. Fedorko	Y	Leslie R. Floyd
Y	Paul Penna		

**III. PUBLIC COMMENT**

There was no public comment.

**IV. OLD BUSINESS**

Ms. Floyd reminded the Board that there will be a public hearing for an amendment to the Mercer County Water Quality Management Plan (WQMP) for the "Hamilton Senior Living" project site at the January 11, 2017 meeting.

**V. NEW BUSINESS**

- a. A presentation of the NJHMFA parking area subdivision was presented to the Board by Ms. Floyd as a courtesy review. The subdivision consists of the transferring & consolidation of existing lots and the transfer of additional lots to reconfigure the parking areas and ownership as shown on their plan. The property involved in this subdivision are within the City of Trenton and include: Block 16001, Lots 2, 3, 5, 6, 6.01, 6.02, 6.03 & 11. The parties to the transactions are: Roebing Urban Renewal Associates, NJHMFA, The City of Trenton, Mercer County and Marlex Home Improvement Co.

As a courtesy review no formal action by the Board is required, however, Mr. Sandusky noted that it should be determined if the subdivision line follows the footprint of the building line or was it drawn as a straight line along the property. He noted that the building is not a straight line.

- b. A Resolution of Appreciation was presented to Freeholder Anthony P. Carabelli by Mr. Agress. Mr. Penna made a motion to approve the Resolution and Mr. Fedorko seconded the motion. The motion was approved with the following vote:

Y	William S. Agress	Y	Michael E. Shine
Y	Anthony P. Carabelli	Y	Gregory Sandusky
Y	Edward W. Fedorko	Y	Leslie R. Floyd
Y	Paul Penna		

**VI. CORRESPONDENCE**

There was no correspondence.

**VII. ADJOURNMENT**

Mr. Shine made the motion to adjourn the meeting and Mr. Carabelli seconded the motion. The meeting was adjourned at 9:20 a.m. with the following vote:

Y	William S. Agress	Y	Michael E. Shine
Y	Anthony P. Carabelli	Y	Gregory Sandusky
Y	Edward W. Fedorko	Y	Leslie R. Floyd
Y	Paul Penna		

Respectfully Submitted,

  
Richard J. Smith, Planning Board Secretary

Attachments, if any, which are listed in the minutes, are made part of the permanent record in the Minute Book and are available upon request.