

Ronald G. Rios
County Commissioner Director

Kenneth Armwood
County Commissioner Deputy Director

Claribel A. Azcona-Barber
Charles Kenny
Leslie Koppel
Shanti Narra
Charles E. Tomaro
County Commissioners



Charles Kenny
*Chairperson,
Transportation*

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

DEPARTMENT OF TRANSPORTATION
Office of Planning

Middlesex County Planning Board Meeting
Virtual Meeting via Zoom
March 9, 2021, 3:00 P.M.
Minutes

MEMBERS PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Ronald Sendner, PE, County Engineer
County Commissioner Charles Kenny
County Commissioner Director Ronald Rios
Mr. Jason Freidman
Ms. Rani Goomer
Mr. Jonathan Kopf
Mr. William Thomas III
Ms. Gail Lalla, Alternate

MEMBERS NOT PRESENT

Mr. Thomas Pollando, Vice Chairman
County Commissioner Charles Kenny
County Commissioner Director Ronald Rios
Mr. Erik Wong, Alternate

STAFF PRESENT

Mr. Solomon Caviness, Department of Transportation, Department Head
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director/Planning Board Secretary
Mr. Vijayant "V.J." Rajvanshi, AICP, Deputy Planning Director
Steven Cahn, Esq., Planning Board Counsel
Ms. Mirah Becker, AICP, PP, Supervising Planner, Regional Planning and Local Assistance
Ms. Brenda L. Bleacher
Mr. Anthony Gambilonghi, AICP, PP, Supervising Planner, Transportation and Mobility
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management
Mr. Ethan Standal. I.T. Support



PUBLIC PRESENT - None

Chairman Mr. Vaughn called the meeting to order and stated that the meeting was being held in accordance with the Open Public Meetings Act and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1 through 1.7). He then reviewed the instructions for members of the public to participate in the call.

Salute to the Flag.

Moment of Silence.

Brenda Bleacher called the roll, and it was determined that a quorum was present.

I. Open Public discussion on resolutions listed on this agenda only –

Mr. Freidman motioned to close the public portion, seconded by Ms. Lalla. Motion was carried unanimously.

II. Administration

A. Meeting Minutes

1. Approval of Minutes of January 12, 2021

Mr. Greenfeld reported that the minutes of the January 12, 2021 meeting are before you for approval.

Mr. Freidman moved, seconded by Ms. Lalla, to approve the minutes of January 12, 2021. Motion was carried unanimously.

2. Review of Minutes of February 9, 2021.

Mr. Greenfeld reported that the minutes of February 9, 2021 are before the Planning Board for review and for approval at the April 13, 2021 meeting.

B. Correspondences - None

C. Planning Director's Report

Mr. Greenfeld stated a bit of good news the County has procured a software license for a system to convert our Development Review process to an electronic application process. It will be a big effort to convert everything to conform to the electronic system, looking at about six to eight-month process. That will make things more efficient and accessible with a more effective tracking for the developments.



This month the MCOP will be adjusting the application completeness review process to conduct a more thorough review of what constitutes a complete application, which will result in a substitutional recommendation.

The Department of Transportation was awarded a Federal Grant of \$400,000 to conduct Freight Movement Study for Southern Middlesex County. We are in the process of preparing the RFD-2 issue to hire a consultant firm to support the Department of Transportation. The study will look at conflicts between truck and various land uses in the communities in Southern Middlesex County.

Doug Greenfeld reported that the Destination 2040 action plans and studies are getting underway. There will be a lot of activity, including the Farmland Preservation Plan and the Open Space Perseveration Plan, and we are about to launch the update on the Subdivision and Site Plan Resolutions and the Right-of-Way Element Master Plan. The Vision Zero planning effort and the Bikeway-Pedestrian Master Plan are under way as well as the cultural landscape of the County and working with the municipalities on a Priority Growth and Investment Plan. We will keep you informed as they progress.

Mr. Lalla moved, seconded by Ms. Goomer, to accept the Planning Director's Report. Motion was carried unanimously.

III. Old Business- None

IV. New Business

A. Action Items: - None

B. Report of the Development Review Committee

Linda Weber stated that the Development Review Committee report can be found on page 19 of the agenda packet. The table at the top of the report shows the number and type of applications that the Development Review Committee acted on in February 2021 compared to February 2020. In February 2020 the DRC acted on 26 applications and in February 2021 the DRC acted on 17 applications. As is typical, the most common type of application was a site plan in both years.

The table at the bottom of the report reflects applications that were acted on in February for the first time. The table shows over 1 million square feet of industrial use, and the lion's share of that was 872,000 square feet of proposed warehouses in Sayreville. The table also includes 144,000 square feet of commercial use, mostly a self-storage application; 21,000 square feet of mixed use development (an application on Main Street in Metuchen) and 111 proposed residential units that represents two garden apartment applications where at less half are affordable housing.

Ms. Lalla moved, seconded by Mr. Freidman, to approve the Development Review Report for 2021. Motion was carried unanimously.



C. Staff Reports:

1. Sustainability and Resiliency

Laurie Sobel stated that as per NJDEP Stormwater Management rules all municipalities in New Jersey must update their Stormwater Control Ordinances by March 1, 2021. The County's responsibility is to review the ordinances for compliance. In Middlesex County the Board of County Commissioners designated the County Office of Planning as the County review agency in 2004 with the advice and input of the Lower Raritan-Middlesex County Water Resources Association. At a special meeting on February 25, 2021, the Lower Raritan-Middlesex County Water Resources Association provided advice and input to the Office of Planning on the adopted municipal stormwater control ordinances for conditional approval from Cranbury, Woodbridge, Jamesburg and South Amboy.

The Lower Raritan-Middlesex County Water Resources Association held a regular meeting on March 8, 2021 to review additional storm control ordinances and provided advice and input to the Office of Planning on the adoption municipal stormwater control ordinances for conditional approval for Monroe, Sayreville, Old Bridge and Carteret.

The Resilient New Jersey Raritan River and Bay Communities Project met on February 26, 2021 for the elected officials, regional team and project coordinators to gain understanding of the needs, priorities and visions and what to expect as this project progresses

The Middlesex County Agriculture Development Board will hold a meeting on April 14, 2021=The County currently has three Planning Incentive Grant applications that are in various stages of completion of the farmland preservation process for the Estate of Ernest Bergfelder, East Brunswick, Estate of Anthony Zimbicki, Sr., Monroe and Duchess Farms, South Brunswick.

Ms. Lalla moved, seconded by Mr. Freidman, to approve the Sustainability and Resiliency Report for 2021. Motion was carried unanimously.

2. Transportation and Mobility

Anthony Gambilonghi stated that the City of South Amboy has been awarded a State Department of Transportation FY-2021 Transit Village for Pedestrian Program Grant in the amount of \$120,000 to improve pedestrian safety in areas around the vicinity of the NJ Transit North Jersey Coast Line Train Station and the surrounding area.

This grant-funded project will include acquisitions and installation of LED signs to provide current transit information and extra lighting for safety and security in the area. South Amboy also has the distinction as being one of the first four Transit Villages designated by NJDOT for safe and reliable public transportation for commuters.

The Transit Village grant also has been awarded to the City of New



Brunswick, the Borough of Metuchen and Dunellen. In addition, to improve safety around the station the funding will enhance the safety of the upcoming passenger ferry terminals in South Amboy and Carteret.

Included in the agenda packet is a section of a map from the County Transit Guide that was recently updated in the last year. The circle around South Amboy shows the connections that can be made by buses.

Mr. Gambilonghi stated that this will be his last meeting as an employee of Middlesex County, and he was grateful for the years he has spent with the County and being able to serve the public interest in that capacity. He said he will be joining George Ververides and a number of other retirees as of April 1, 2021.

Mr. Vaughn stated congratulations are in order, and that we all work to reach that point where we can retire with a little bit of dignity and a lot of bucks. Congratulations.

Mr. Gambilonghi stated that it has been a hard choice to make after 47 years and the County had been a second family to him. He lives in Sayreville and will still join the meetings from the other side as a constituent.

Mr. Vaughn stated to be careful they will find something for you and get you back.

Mr. Gambilonghi said he will frequent some of the County facilities, especially Raritan Bay Park and ride his bike, which he finds very enjoyable and relaxing.

Ms. Goomer wished Mr. Gambilonghi a happy retirement.

Ms. Lalla moved, seconded by Mr. Freidman, to approve the Transportation and Mobility Report for 2021. Motion was carried unanimously.

3. Regional Planning and Local Assistance

Mirah Becker stated it's hard to follow Tony but he is definitely an awesome person and she wished him all good things.

Ms. Becker said that Destination 2040 is a strategic plan which has five chapters, and the scoring of all the strategic initiatives in those five chapters are complete. This information will be used to prioritize the strategies of the action planning stage of the project.



There are several functional plans that are being worked on now and kick-off meetings are scheduled for the near future on the Vision Zero Plan, Bicycle and Pedestrian Plan, Right-of-Way Element of the Master Plan, Subdivision and Site Plan Resolutions, and Coordinated Human Services Transportation Plan.

The Farmland Preserve Plan, Open Space and Recreation Plan are in draft form, the Strategic Investment Framework and the L-Plan are underway. Ultimately these plans will be presented to the Planning Board for input and adoption. She will continue to present a status of the Destination 2040 process.

Ms. Lalla moved, seconded by Mr. Freidman, to approve the Regional Planning and Local Assistance Report for 2021. Motion was carried unanimously.

D. Other Matters

1. The next meeting is Tuesday, April 13, 2021

V. Public Comments

Ms. Lalla motioned to close the public portion, seconded by Mr. Freidman. Motion carried unanimously.

Mr. Greenfeld stated if anyone joined late may have missed how to unmute themselves to join in for the public portion of the meeting.

Mr. Vaughn asked if someone from the public had comments.

Mr. Greenfeld stated that he didn't know if anyone tried to make comments. However, there might be a couple members of the public in the queue .

Mr. Vaughn stated that the moderator should be able to tell us if there is anyone in the queue.

Mr. Standal stated there are two, but no hands were raised.

Mr. Greenfeld asked if they know how to raise their hands?

Mr. Standal stated yes, both numbers have been in the meeting the whole time.

Mr. Greenfeld stated thank you.



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Mr. Vaughan asked if there is anyone from the public that would like to make any comments, give us your name, address and you have five minutes to comment on anything on the agenda. There was none.

Ms. Lalla motioned to close the public portion, seconded by Ms. Goomer. Motion carried unanimously.

VI. Adjournment

Since there was no further business to come before the Planning Board, on a motion made by Ms. Lalla, seconded by Ms. Goomer, the meeting adjourned.

Respectfully submitted,

Brenda L. Bleacher

