

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
April 13, 2021, 3:00 P.M.
Minutes

MEMBERS PRESENT

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

MEMBERS NOT PRESENT

County Commissioner Charles Kenny
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
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

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

II. Administration

A. Meeting Minutes

1. Approval of Minutes of February 9, 2021

Mr. Greenfeld reported that the minutes of the February 9, 2021 meeting are before the board for approval.

Mr. Pollando moved, seconded by Ms. Lalla, to approve the minutes of February 9, 2021. County Commissioner Director Rios present not voting. Motion was carried.

2. Review of Minutes of March 9, 2021.

Mr. Greenfeld reported that the minutes of March 9, 2021 are before the Planning Board for review and for approval at the May 11, 2021 meeting.

B. Correspondences - None

C. Planning Director's Report

Mr. Greenfeld stated he would like to say a few words about Commissioner Armwood whom he did not know personally. In the weeks before Doug started in the position as Planning Director January 2021, he said he first heard Commissioner Armwood speak at the County Commissioners Reorganization meeting when he was sworn in as Deputy Director. Doug



said Deputy Director Armwood had delivered a passionate and moving speech; he spoke about the difference between diversity and inclusion and the importance of both. Doug said the speech meant a lot to him and at the time it confirmed that he made the right choice to come to Middlesex County. It also set the tone for last year's Destination 2040 initiatives and the creation of a Diversity Equity and Inclusion Committee to assist with Destination 2040 projects with the support of the Department Head, Administrator and Commissioner Kenney. That Committee has met twice thus far and has made important contributions to Destination 2040. The planning office is in the process of programing the recommendations in the coming year.

As the Planning Board hears more about the work of Destination 2040 in the coming months, Doug suggested that board members think about the diversity, equity and inclusion components and how the Committee's work will be informing and advising staff. The Committee's work is making an important contribution and is informing the planning office's long-term planning work.

Mr. Vaughn said he had known Commissioner Armwood for a good many years through work and council in Piscataway and he will truly be missed. He was a congenial kind of guy always with a smile and a kind thing to say. Mr. Vaugh said he never saw him angry and that he just went about life doing good things. He will surely be missed.

Commissioner Director Rios said the loss of Commissioner Armwood was a tough pill to swallow. He said he lost a great colleague and more importantly he lost a great friend. The Deputy Director was such a great person and never had anything bad to say about anybody and Commissioner Director Rios challenged anybody to say anything bad about the Deputy Director. He had such a great future, with his talent and his agenda to make a positive difference in people's lives especially the younger folk.

There is no limit as to what Commissioner Armwood could do or would do, where he would go and how many people he would help. Commissioner Director Rios said he was his go-to guy and a humble man. Commissioner Armwood really loved what he did, and that he changed the lives of many younger folks and put them on the right path to success. Commissioner Director Rios thanked the Planning Board members and anyone else that paid their respects to the Deputy Director Armwood because paying respects to him was like paying respects to one of his own family. There was no limit for him in life as far as success because the sky was the limit for him. Middlesex County and the State of New Jersey is a better place because of him and he will be missed.

Ms. Goomer said although she didn't know Commissioner Armwood, he appeared to be a jovial person everytime she saw him. She felt that she knew him through her son, Raj Goomer, and it was really heartbreaking to hear the news. He will be missed, sadly.

Mr. Vaughn stated that you never know when your time is to come. His Dad was a Pentecostal Preacher and he use to say you have to do what you have to do everyday and do the right thing, go to the right places. The point he was trying to make is you don't know when



your time is going to come and 45 years old was much too young but, it was the Commissioner's time. Mr. Vaughn thanked everyone for their kind remarks.

Mr. Pollando 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 is for March 2021. The top table reflects the applications that were on the agenda for the Development Review Committee, which included 30 applications, of which 25 were site plans.

The table on the bottom of the report represents the square footage of proposed new buildings and number of new residential units. The majority of the non-residential buildings are industrial warehouses. Two site plan applications included a combined 335,000 square feet of proposed warehouses in South Brunswick.

There is one correction on this report in Residential Units. In the last column of March 2021, the figure 821 should be 495. The project had been counted twice - as a site plan application and a subdivision application.

Mr. Pollando moved, seconded by County Commissioner Director Rios, to approve the Development Review Report for 2021. Motion was carried unanimously.

C. Staff Reports:

1. Sustainability and Resiliency

Laurie Sobel stated that the Office of Planning is continuing to review Stormwater Control Ordinances for compliance with NJDEP regulations, and on the advice of the Lower Raritan-Middlesex County Water Resources Association (LR-MC WRA). The latter met on March 8, 2021 and provided input on four (4) stormwater control ordinances - Monroe, Sayreville, Old Bridge and Carteret. The Office of Planning issued conditional approvals to all four municipalities.

The LR-MC WRA will hold a special meeting on **April 12, 2021**.



Anticipated stormwater control ordinances for review at this meeting include ordinances for the Borough of South River, Plainsboro Township, Borough of Metuchen, South Brunswick Township, East Brunswick Township, Piscataway Township and the Borough of Helmetta.

The Middlesex County CRS/MS4 Assist User Group held a quarterly meeting on March 26, 2021 during which NJDEP staff led a presentation on updates to the New Jersey Flood Damage Prevention Ordinance.

The Resilient New Jersey-Raritan River and Bay Communities project had a Steering Committee meeting on March 30, 2021 to discuss the Resilient New Jersey program.

The next meeting of the Middlesex County Agriculture Development Board (MCADB) is April 14, 2021 at 7 pm. This meeting will have a facilitated discussion and presentation on the draft Comprehensive Farmland Preservation Plan for CADB members input and the municipalities that contain portions of Agricultural Development Areas (ADA).

The County has three (3) open Planning Incentive Grant (P.I.G.) application ins various stages: 1) Estate of Ernest Bergfelder, East Brunswick; 2) Estate of Anthony Zimbicki, Sr., Monroe and 3) Duchess Farms, South Brunswick.

County Commissioner Director Rios moved, seconded by Ms. Goomer, to approve the Sustainability and Resiliency Report for 2021. Motion was carried unanimously.

2. Transportation and Mobility

Vijayant Rajvanshi stated the Office of Planning is currently working on two functional plans under Destination 2040. Vision Zero Plan and the Bicycle and Pedestrian Master Plan update.

The NJTPA grant proposal for the Southern Middlesex County, Comprehensive Freight Movement Study, was recommended for inclusion in the FY2022-FY2023 Subregional Studies Program (SSP) in the proposed FY-2022 Unified Planning Work Program (UPWP). The County received \$400,000 for consultant services for a study as part of the grant.

County Commissioner Director Rios moved, seconded by Ms. Goomer, to approve the Transportation and Mobility Report for 2021. Motion was carried unanimously.

3. Regional Planning and Local Assistance

Mirah Becker stated that the Destination 2040 Strategic Plan's Action Planning phase has begun. The orientation meeting to be scheduled for the end of March 2021 will relate to the responsibility and review of the Strategic Initiatives needed for the



Action Plans.

Over the next few months, department heads, directors and county staff will provide a detailed overview of the action planning process, with support from Rutgers-VTC.

4. County Commissioner Director Rios moved, seconded by Ms. Goomer, to approve the Regional Planning and Local Assistance Report for 2021. Motion was carried unanimously.

D. Other Matters - None

The next meeting is Tuesday, May 11, 2021

V. Public Comments

Mr. Pollando moved 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 Mr. Pollando, seconded by Ms. Goomer, the meeting adjourned.

Respectfully submitted,

Brenda L. Bleacher

