

Ronald G. Rios  
County Commissioner Director

Shanti Narra  
County Commissioner Deputy Director

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
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

Matthew Vaughn  
Chairman

**DEPARTMENT OF TRANSPORTATION**  
Office of Planning  
Planning Board

**AGENDA**  
**MIDDLESEX COUNTY PLANNING BOARD**  
Tuesday, September 14, 2021 at 3:00 PM

**\*This meeting will be conducted as a virtual meeting using Zoom with a call-in and video option and will not be held at the Middlesex County Administration Building. Board members and the public may call the number below or click on the following link on the Middlesex County Planning Board website to be conferenced into the meeting:**

<http://www.middlesexcountynj.gov/Government/Departments/IM/Pages/Planning/Main/Office-of-Planning---Planning-Board.aspx>

Telephone No.	+1-833-548-0276
Meeting ID #	870 4464 8040
Passcode	1792297665

\* Req. Board  
Action

**I. OPENING MEETING**

- A. CALL MEETING TO ORDER
- B. SALUTE TO THE FLAG
- C. MOMENT OF SILENCE
- D. "SUNSHINE LAW" STATEMENT:

*This meeting of the Middlesex County Planning Board is being held pursuant to PL 1975 C 231 (N.J.S.A.10:4-6 et seq.), and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1 through 1.7.) This meeting is being conducted as a virtual meeting with a call-in and video option due to current conditions surrounding COVID-19. Requirements of all notices have been satisfied and this notice has been posted on the County website. The call-in number and conference ID # to participate has been made available to the public, along with a direct link posted to the County website that participants can access to join the meeting directly.*

*The Agenda includes an opportunity for public comment and any member of the public wishing to participate in the meeting can do so during the public portion of the meeting relative to any matter on the agenda. In order to keep decorum of this meeting and allow those wishing to speak to do so uninterrupted, the following instructions apply to this meeting:*

- *Members of the public must press the raise hand icon on their screen to virtually raise their hand or if dialed in by telephone, must press \*9 to virtually raise their hand to speak. When your hand is raised, you will be placed in the queue, or virtual line, to speak during the public portion.*
- *The moderator will ask participants with raised hands to unmute themselves. When this happens, the phone operator will instruct the participant to either click the unmute icon or to press \*6 to unmute themselves, if joined by telephone.*
- *You will know when you have been unmuted, and it is time to speak when you hear the operator say, "You are unmuted."*
- *When a participant either yields their time or are told their allocated 5 minutes are up, they will be placed on mute by the moderator.*

*All participants should keep their devices on "mute", unless they are speaking, to reduce the amount of audio feedback. Members of the public are asked to state their name and address and will have five minutes to speak. While the teleconference format of today's meeting is unique, we ask that we all maintain the same level of respect and decorum that we have in the regular meeting room by refraining from using profanity or raising our voices. Anyone that does not comply with this policy will be ruled out of order, and if I have to say that a second time you will be muted. Thank you for your patience and cooperation while we use this new format.*



*Alternatively, members of the public who are unable to attend or who do not have the means to participate in the teleconference, may still participate in the Public Meeting by submitting public comments in advance of the public meeting, by email or in a written letter form relative to any resolutions on the agenda to the Secretary of the Middlesex County Planning Board at [planning@co.middlesex.nj.us](mailto:planning@co.middlesex.nj.us) All emails and written letters must be submitted and received by the Secretary of the Board no later than 9:00 AM of the corresponding Regular Public Meeting date and, as is custom and practice, must include the public member's full name, address and resolution number to which comments are being referred for the record., and there will be an opportunity for public comment during this meeting.*

- E. Secretary: Roll Call
- F. Open Public Comment on Resolutions Listed on this Agenda

\* Req. Board  
Action

II. Administration

A. Meeting Minutes

- \* 1. Approval of Minutes of May 11, 2021
- 2. Review of Minutes of June 8, 2021

B. Correspondence-None

C. Planning Director's Report

III. Old Business

IV. New Business

A. Action Items

- \* 1. Consideration of Amendment to the Lower Raritan - Middlesex County Wastewater Management Plan for SEI Cutters Dock Urban Renewal, LLC and SEI Pennval II Urban Renewal, LLC, Proposed Warehouse Redevelopment; Block 531, Lots 1 & 2, Block 523, Lot 1, Block 531.01, Lot 1, Block 531.02, Lots 1.021 & 1.022, Block 540.13, Lot 4; 2, 34 and 35 Cutters Dock Road, 1 and 222 Pennval Road, Woodbridge Township

- \* B. Report of the Development Review Committee

C. Staff Reports

- 1. Sustainability and Resiliency
- 2. Transportation and Mobility
- 3. Regional Planning and Local Assistance

D. Other Matters

V. Public Comments

- \* Motion to close the public portion

VI. Adjournment

- \* Motion to close the public meeting

The next meeting is Tuesday, October 12, 2021

