

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

Middlesex County Planning Board Meeting
Virtual Meeting via Zoom
October 12, 2021, 3:00 P.M.
Minutes

MEMBERS PRESENT

Mr. Matthew Vaughn, 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. Joseph Johnson, Alternate

MEMBERS NOT PRESENT

Mr. Thomas Pollando, Vice Chairman
County Commissioner Charles Kenny

STAFF PRESENT

Mr. Douglas J. Greenfeld, AICP, PP, Planning Director/Planning Board Secretary
Steven Cahn, Esq., Planning Board Counsel
Ms. Mirah Becker, AICP, PP, Supervising Planner, Regional Planning and Local Assistance
Ms. Brenda L. Bleacher, Keyboarding Clerk III
Mr. Andrew Lappitt, Principal Planner, Transportation and Mobility
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management
Ms. Marni Sucher, I.T. Support

PUBLIC PRESENT

Mr. George M. Ververides



Chairman Mr. Vaughn called the meeting to order. He stated that the meeting is 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 determined that a quorum was present.

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

Commissioner Director Rios motioned to close the public portion, seconded by Mr. Sendner. The motion carried unanimously.

II. Administration

A. Meeting Minutes

1. Approval of Minutes of June 8, 2021

Mr. Greenfeld reported that the June 8, 2021 meeting minutes are before the board for approval.

Ms. Goomer moved, seconded by Mr. Freidman, to approve the minutes of June 8, 2021. Commissioner Director Rios present not voting. The motion carried.

2. Review of Minutes of September 14, 2021

Ms. Bleacher informed the Chairman and Committee that the minutes of September 14, 2021 will be completed and distributed for review and approval at the November 9, 2021 meeting.

B. Correspondences - None

C. Planning Director's Report - None

III. Old Business - None

IV. New Business - None

A. Action Items – None



B. Report of the Development Review Committee

Linda Weber referred board members to the September 2021 Development Review Committee report in their packets. She explained the top table of the report reflects the 40 subdivision and site plan applications that were on the September agenda of the Development Review Committee. A year ago there were half that many applications. As typical, most of the applications were site plans.

The table at the bottom of the report represents the square footage of proposed new buildings and the number of proposed residential units. The largest development was a proposed 540,000 square foot warehouse in Monroe on Route 130.

Other applications on the September Development Review Committee agenda included 122,000 square feet of proposed mixed-use development and 214 proposed residential units. (The last two numbers for the mixed-use development differ slightly from the handout because one of the applications was given an extension.)

Commissioner Director Rios moved, seconded by Mr. Ronald Sendner, to approve the Development Review Report for September 2021. The motion carried unanimously.

C. Staff Reports:

1. Sustainability and Resiliency

Laurie Sobel stated that the Office of Planning approved a Stormwater Control Ordinance for the City of New Brunswick following the September 13, 2021 meeting of the Lower Raritan-Middlesex County Water Resources Association (LR-MC WRA) and to date 22 of the 25 municipal Stormwater Control Ordinances have been adopted.

The first community meeting of the Resilient New Jersey-Raritan River and Bay Communities initiative will be held October 14, 2021 at 5:30 P.M. The purpose of this meeting is to discuss visions and priorities for reducing flood risks and increasing the quality of life in the Raritan Bay area which includes Carteret, Old Bridge, Perth Amboy, South Amboy, Sayreville, South River and Woodbridge. New regional flood maps will also be presented.

The Middlesex County Agriculture Development Board (MCADB) meeting will be held on October 13, 2021, at 7 pm. The County has two (2) open Planning Incentive Grant (P.I.G.) applications in various stages: 1) Estate of Ernest Bergfelder, East Brunswick; and 2) Duchess Farms, South Brunswick.



Annual municipal outreach is required for the County's continued participation and cost-share in the State's Farmland Preservation Program through the annual application to the SADC. Staff is continuing to advance functional plans through the Destination 2040 effort, which includes the Open Space and Recreation Plan (OSRP). We are targeting the November 9, 2021 Planning Board meeting agenda for OSRP plan adoption.

Commissioner Director Rios moved, seconded by Mr. Ronald Sendner, to approve the Sustainability and Resiliency Report for 2021. The motion carried unanimously.

2. Transportation and Mobility

Planner Andrew Lappitt said review comments have been received from NJTPA for the Request for Proposal (RFP) for the *Southern Middlesex County Freight Movement Study*, a NJTPA Subregional Studies Program. Staff is addressing NJTPA's comments at this time and is preparing a revised RFP to be resubmitted to NJTPA.

Staff is preparing the work program and budget for the FY 2023 NJTPA Subregional Transportation Program (STP). The work program for FY 2023 contains program management tasks and numerous transportation planning tasks including preparation of Destination 2040 transportation-related functional plans and stakeholder and public engagement in support of D2040 planning activities.

County Commissioner Director Rios moved, seconded by Mr. Sendner, to approve the Transportation and Mobility Report for September 2021. The motion carried unanimously.

3. Regional Planning and Local Assistance

Mirah Becker reported on Destination 2040 activities. Technical Advisory Committees took place in September 2021 for two (2) of the functional plans - the Coordinated Public Transit Human Services Transportation Plan and the Bicycle-Pedestrian Plan.

The Farmland Preservation update, Strategic Investment Framework, the L-Plan, the ROW Element of the Master Plan, and the Subdivision and Site Plan Resolution update are all under development.

The Open Space and Recreation Plan update is presently under review and staff plans to present it to the Board on November 9, 2021.

Destination 2040 Municipal Staff Day Open House was held October 5, 2021 at Middlesex College with a focus on the Strategic Investment Framework, the L-Plan, and the ROW Element of the Master Plan.

"Tag Names" have been approved for each of the Destination 2040



Functional Plans. Middlesex County’s Integrated Landscaping and Ecosystems Service Plan will be known as “Nature and Place”, the Farmland Preservation and Agricultural Development Plan will be known as “Strong Farming-Local Foods”, the Strategic Investment Framework will be known as “Invest Smart”, the Bicycle and Pedestrian Plan will be known as “Bike Easy-Walk Safely”, the Coordinated Human Service Transportation Plan will be known as “Forward Together”, the Open Space and Recreation Plan will be know as “Open Spaces” and the Action Plan to Eliminate Serious Injury and Fatal Crashes will be known as “Vision Zero”.

Staff will be transitioning to these new Tag Names for branding because the plans are presented to the community and the non-technical names will help the public understand what the plans are about.

Commissioner Director Rios moved, seconded by Mr. Ronald Sender , to approve the Regional Planning and Local Assistance Report for 2021. The motion carried unanimously.

D. Other Matters - None

The next meeting is Tuesday, November 9, 2021

V. Public Comments

Commissioner Director Rios 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 Commissioner Director Rios, seconded by Ms. Goomer, the meeting adjourned.

Respectfully submitted,

Brenda L. Bleacher



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



DEPARTMENT OF TRANSPORTATION
Office of Planning
Planning Board

Charles Kenny
*Chairperson,
Transportation*

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Planning Director

Matthew Vaughn
Chairman

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

MEMBERS PRESENT

Mr. Matthew Vaughn, Chairman
County Commissioner Charles Kenny
Mr. Jonathan Kopf
Ms. Mrunali Shah, Assistant Engineer
Mr. William Thomas III
Ms. Gail Lalla, Alternate

MEMBERS NOT PRESENT

Mr. Ronald Sendner, PE, County Engineer
Mr. Thomas Pollando, Vice Chairman
County Commissioner Director Ronald Rios
Mr. Jason Freidman
Ms. Rani Goomer
Mr. Joseph Johnson, Alternate

STAFF PRESENT

Mr. Douglas J. Greenfeld, AICP, PP, Planning Director/Planning Board Secretary
Steven Cahn, Esq., Planning Board Counsel
Ms. Mirah Becker, AICP, PP, Supervising Planner, Regional Planning and Local Assistance
Ms. Brenda L. Bleacher
Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management
Mr. Josh Cole, I.T. Support



PUBLIC PRESENT

Chairman Mr. Vaughn called the meeting to order. He stated that the meeting is 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 determined that a quorum was present.

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

Ms. Lalla motioned to close the public portion, seconded by Mr. Kopf. A motion carried unanimously.

II. Administration

A. Meeting Minutes

1. Approval of Minutes of September 14, 2021

Mr. Greenfeld reported that the September 14, 2021 meeting minutes are before the board for approval.

Mr. Thomas moved, seconded by Ms. Lalla, to approve the minutes of September 14, 2021. A motion carried unanimously.

2. Review of Minutes of October 12, 2021.

Mr. Greenfeld reported that the minutes of October 12, 2021, is before the Planning Board for review and approval at the December 14, 2021 meeting.

B. Correspondences - None

C. Planning Director's Report

Mr. Greenfeld presented slides on the progress of the Destination 2040 functional plans.



He said the County has branded the plans with new names and the supervising planners will provide more details further on in the meeting. Doug said the staff is working on Invest Smart; Bike Easy, Walk Safely; Vision Zero that we will be launching shortly; Strong Farming; Forward Together; the Right-of-Way Element, and updated Site Plan and Subdivision Resolutions.

The Open Space Plan will be forwarded to municipalities for comments, then we anticipate schedule the Plan on the January 2021 Planning Board agenda to be considered for adoption. Laure Sobel will follow-up with the Open Space Plan.

Mr. Greenfeld introduced Mike Dannemiller, PE, Supervising Engineer for Transportation and Mobility. Mike recently joined the Planning Staff and the Board will be hearing from him a little later on the agenda.

Mr. Kopf moved, seconded by Ms. Lalla, to accept the Planning Director's Report. The motion carried unanimously.

III. Old Business - None

IV. New Business

A. Action Items - None

B. Report of the Development Review Committee

Linda Weber, Supervising Planner of Land Management referred to the October 2021 Development Review Committee report that was in the Board's packet. On the right-hand column of the report is the number of applications that the Development Review Committee acted on in October, which included 25 applications, of which 11 were site plans, 4 preliminary subdivisions, 5 final subdivisions, 1 exempt site plan and 4 extensions.

The table at the bottom of the report represents the applications by type, provides the square footage of proposed new buildings and the number of new residential units. The larger applications include an industrial site plan in South Brunswick on Blackhorse Lane. The 329 residential units at the bottom of the table includes 184 multi-family units in Princeton Orchards, South Brunswick, and 117 multi-family units in Perth Amboy.

Mr. Thomas moved, seconded by Mr. Kopf, to approve the Development Review Committee Report for 2021. The motion carried unanimously.

C. Staff Reports:

1. Sustainability and Resiliency



Laurie Sobel reported that the Middlesex County Agriculture Development Board (MCADB) met on October 13, 2021, at 7 pm. The next regular MCADB meeting will be on January 12, 2022 at 7 pm.

The LR-MC WRA meet on January 10, 2022. The Resilient New Jersey-Raritan River and Bay Communities project had a Steering Committee meeting on October 29, 2021, to discuss the outcomes of the first public meeting held on October 14, 2021. The public meeting includes four breakout groups that generated useful feedback regarding flooding problems and related issues within the study area. The Steering Committee is planning the next series of community meetings to be held next spring.

The Office of Planning staff continued to advance the Destination 2040 functional plans including the Open Space and Recreation Plan and the Comprehensive Farmland Preservation Plan.

The proposed Open Space and Recreation Plan is expected to be presented for consideration and adoption at the Planning Board's January 11, 2022 meeting. Meanwhile, county and SADC staff are reviewing the geo-spatial data in the County's draft Farmland Preservation Plan.

Mr. Kopf moved, seconded by Mr. Thomas, to approve the Sustainability and Resiliency Report for 2021. A motion carried unanimously.

2. Transportation and Mobility

Mike Dannemiller reported on three major items:

We are in the middle of a series of public outreach meetings and engagement for the Bike Easy Walk Safely Destination 2040 plan. The County is hosting bicycling and walking audits in communities followed by visioning workshops in the evenings. The audits/workshops were held in Piscataway yesterday and will be held in Perth Amboy today and Spotswood tomorrow.

The corridors that are being evaluated for the workshops were chosen because they complement the County's NJTPA application for local safety program funds. Each of these public events will support those grant applications.

Staff is preparing to launch a Vision Zero partnership between the County and its 25 municipalities. The goal of the Vision Zero plan is to get our transportation crashes down to zero deaths. Middlesex County will be the first County to develop a countywide Vision Zero Action Plan.

The third item is Electric Vehicle Readiness. Staff is preparing a request for proposal to solicit consultant services for transitioning to electric vehicles, charging



stations, and education and awareness.

Mr. Kopf moved, seconded by Mr. Thomas, to approve the Transportation and Mobility Report for 2021. A motion carried unanimously.

3. Regional Planning and Local Assistance

Mirah Becker said a municipal staff workshop was held at the Middlesex College on October 5, 2021. The Office of Planning with the support of the Voorhees Transportation Center obtained input on three D-2040 functional plans: Strategic Investment Framework, the L-Plan, and the ROW Element of the Master Plan.

The Forward Together Plan is on schedule and data-gathering activities are near completion. Staff assisted with three listening sessions held in early November 2021. The sessions were held with social services agencies, and municipalities. The role of County staff was to hear from transportation users and providers on what is currently working as well as the challenges that the County faces with the existing transportation system. The plan will synthesize the input from the sessions and provide recommendations.

The Invest Smart Plan is on schedule. The team has identified preliminary strategic priority investment areas in every municipality in Middlesex County based on the mapping criteria. We will be sharing that information with the public and the municipalities in the near future.

Mr. Thomas moved, seconded by Mr. Kopf, to approve the Regional Planning and Local Assistance Report for 2021. A motion carried unanimously.

D. Other Matters - None

The next meeting is Tuesday, December 14, 2021

V. Public Comments

Ms. Lalla moved to close the public portion, seconded by Mr. Thomas. Motion carried unanimously.

VI. Adjournment

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

Respectfully submitted,

Brenda L. Bleacher



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

DEPARTMENT OF TRANSPORTATION
Office of Planning

PLANNING BOARD
DEVELOPMENT REVIEW COMMITTEE
Summary of Actions Taken
November 2021

Application By Type

Application Type	November 2020	November 2021
A-Sketch	1	0
B-Sketch	3	0
C-Sketch	0	0
Exempt	0	2
Final	2	1
Incomplete	0	0
Preliminary	5	2
Site Plan	20	23
Total	31	28

Square Feet of New Building Area by Land Use*

Land Use	November 2020	November 2021
Commercial	128,027	76,045
Industrial	2,285,724	195,405
Public/Quasi-Public (PQP)	1,030	7,425
Mixed	6,300	118,245
Total	2,421,081	397,120

Residential Units*

Land Use	November 2020	November 2021
Residential Units	37	26

*Does not include extended, final, or revised applications or performance guarantee returns; does not double-count subdivision/site plan applications



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

DEPARTMENT OF TRANSPORTATION
Office of Planning

Middlesex County Office of Planning

Staff Report

November 2021

Sustainability and Resiliency

- Office of Planning staff continues to advance functional plans within the Destination 2040 effort, including the Open Space and Recreation Plan and the Comprehensive Farmland Preservation Plan.
 - The proposed Open Space and Recreation Plan was provided to the twenty-five municipalities on November 19, 2021, and will be presented to the Middlesex County Planning Board for consideration of adoption at its January 11, 2022, meeting.
 - Refinement of the Comprehensive Farmland Preservation Plan draft chapters is underway. The State Agriculture Development Committee (SADC) staff is reviewing the proposed related geospatial data. Office of Planning staff is awaiting submission of revised draft chapters from Rutgers team; further revisions will then be made to the draft plan prior to County and SADC staff review.
- The Lower Raritan-Middlesex County Water Resources Association will hold its next regularly scheduled meeting on January 10, 2022.
- The Middlesex County Agriculture Development Board will hold its next regularly scheduled meeting on January 12, 2022.
- The Resilient NJ Raritan River and Bay Communities initiative held a steering committee meeting on November 12th to discuss plans for upcoming community workshops. The workshops are anticipated to be held in late December/early January at Regional Raritan Bay Area YMCA locations in Perth Amboy, South Amboy and Old Bridge, in addition to other locations within Carteret, Woodbridge, Sayreville and South River. The steering committee also discussed evacuation planning and scenario development aligned with achieving the project's vision, goals and principles as it relates to a watershed-based approach, flood-risk reduction, environmental restoration, economic development, and building additional resilience for socially vulnerable populations.

Project team members participated in a series of site visits on December 2, 2021, touring areas of interest within the communities of South Amboy, Sayreville and Woodbridge, including the South Amboy waterfront,



Weber Street, the Washington Canal and Buchanan Boat Ramp in Sayreville along with the Ernest Oros Wildlife Preserve, Watson/Crampton Neighborhood, and Heards Brook in Woodbridge. These site visits reinforced that flooding is a major issue occurring more frequently and with greater severity in this region. As a result, various interventions to increase resiliency are planned or currently in progress in these communities, ranging from traditional grey infrastructure to a variety of green infrastructure solutions. The site visit tour also reflected that development projects continue to advance in these communities, including new, elevated residential, commercial and mixed-use projects. Additional site visits are planned for December 9, 2021 for areas of interest within Perth Amboy, Carteret, and additional sections of Woodbridge Township.

Transportation and Mobility

Destination 2040 – Bike Easy, Walk Safely

- As part of the Bike Easy, Walk Safely project we conducted ‘in person’ public outreach events at each of three locations across Middlesex County on November 8, 9 and 10 in Piscataway, Perth Amboy, and Spotswood.
- The visioning sessions are a key step in advancing the Bike Easy, Walk Smart project, that will update the County’s current Bicycle and Pedestrian Master Plan.
- The Piscataway and Perth Amboy corridors were evaluated as sample locations during these workshops and are the same corridors for which the Office of Planning is working with the NJTPA to apply for Local Safety Program funds. These public events will support the grant applications.

Electric Vehicle Readiness

- The Office of Planning is developing a scope of work for consultant services to prepare an electric vehicle readiness plan. The plan will support the electrification of County fleet vehicles. This will focus on providing Electric Vehicle Charging Stations for the anticipated electric shuttle buses and potential pilot passenger vehicles to be acquired. The longer-term elements of the Middlesex County EV Readiness Plan will also include increasing the number of charges available at the public and private level and partnering with Keep Middlesex Moving and the County’s Office of Business Engagement to increase public adoption of Electric Vehicles, and their required charging stations.

Regional Planning and Local Technical Assistance

- **Invest Smart.**: Strategic Investment Areas have been identified for each of the 25 municipalities in Middlesex County in draft form. The project team is finalizing a Technical Memorandum documenting the process used to identify focused areas for growth and preservation. We are planning to review this information with the municipalities at individual meetings in early 2022. The purpose of Invest Smart is to identify areas within each municipality to prioritize for growth and preservation, as well as indicate areas where only limited growth should take place. Invest Smart will support coordination of economic development and revitalization, local and regional growth management, preservation, and resilience planning initiatives.

- ***Nature and Place.*** A municipal staff in-person, public outreach meeting occurred in October with several municipalities participating. For those municipalities that were unable to attend this event, Zoom meetings took place in November for the single purpose of obtaining input from towns on areas of environmental and cultural significance. Nature and Place is an innovative approach to regional planning that embraces the interrelationships between human wellbeing and the landscape. The plan will be a key component of the County's efforts to enhance environmental and community resilience and will help to define the cultural landscape identity of Middlesex County.
- ***Forward Together.*** The Office of Planning is reviewing the results of a survey to transportation providers and assessing data that will ultimately lead to the identification of transit deserts in the County. Forward Together will create an integrated and collaborative framework for providing public and human services transportation in Middlesex County. The goal of the plan is to expand and enhance mobility for Middlesex County residents – especially those traditionally considered transportation disadvantaged such as older adults (age 65+), people with disabilities, low-income persons, the homeless and those at risk of homelessness, veterans, and people with limited English proficiency.