

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  
Development Review Committee

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**  
**Virtual Meeting via Zoom**  
**January 11, 2022 Minutes**

**COMMITTEE PRESENT**

Mr. Matthew Vaughn, Chairman  
Mr. Ronald Sendner, County Engineer  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director  
Mr. Jonathan Kopf  
Mr. William Thomas III

**ABSENT COMMITTEE-**

Mr. Thomas Pollando, Vice Chairman

**PLANNING BOARD PRESENT NOT VOTING**

County Commissioner Charles Kenny  
County Commissioner Director Ronald Rios  
Mr. Jason Freidman  
Ms. Rani Goomer  
Ms. Gail Lalla, Alternate  
Mr. Joseph Johnson, Alternate

**STAFF PRESENT**

Steven Cahn, Esq., Planning Board Counsel  
Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. James L. Lentino, Principal Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Mr. Patrick Gorman, Senior Planner, Land Management  
Ms. Mrunali Shah, Assistant Engineer  
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance  
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency  
Mr. Nick Tufaro, Principal Planner, Sustainability and Resiliency  
Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility  
Ms. Brenda Bleacher, Keyboarding Clerk III  
Ms. Michele Norris, Analyst Trainee  
Ms. Lilliana Dourado, Clerk I  
Mr. Nicolas Ganescu, IT Support  
Mr. Arthur Cooper, IT Support

**PUBLIC PRESENT**

Brian Carr  
Brian Van Nortwick  
Chris Andreasen  
Ladislao Monterrosa  
Bernadette Sohler  
Sandra Kutzing



I. Open Meeting

Mr. Greenfeld, Planning Director, Office of Planning called the meeting to order and read the notice presented at the commencement of each regularly scheduled Development Review Committee Meeting 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.

Michele Norris called the roll and said that a quorum was present.

Salute to the Flag.  
Moment of Silence.

II. Call for Nomination for Chairman

Mr. Greenfeld called for nominations for Chairman of the Planning Board for the Year 2022. County Commissioner Director Rios nominated Mr. Matthew Vaughn, seconded by Ms. Rani Goomer.

County Commissioner Director Rios stated that Matthew Vaughn has been a tremendous Chairman for the years he has served already, and we should have him continue to serve. Mr. Vaughn has served the residents of Middlesex County professionally and fairly. Hearing no further nominations, the nominations were closed. Roll call for Mr. Matthew Vaughn as Chairman for the Year 2022 was made, and the motion was carried.

Mr. Greenfeld offered his congratulations and said he was pleased to turn the meeting over to Mr. Vaughn. Mr. Vaughn thanked everyone for the vote of confidence.

III. Newly elected Chairman Matthew Vaughn conducted the balance of the meeting.

A. Nominations for Vice Chairman: Chairman Vaughn called for nominations for Vice Chairman of the Planning Board for the Year 2022.

Mr. Vaughn asked counsel if it was legal to nominate the current Vice Chairman Thomas Pollando, who is absent. Can his name be placed in nomination? Steven Cahn, Planning Board Counsel, explained he can be nominated and if somewhere down the line he declines or is unable to serve we can deal with that separately. If the will of the Board is to nominate Mr. Pollando we can move forward with the nomination.

County Commissioner Director Rios nominated Mr. Thomas Pollando as Vice Chairman seconded by Mr. Sendner.

Hearing no more nominations, the nominations were closed. Roll call for Mr. Thomas Pollando to serve as Vice Chairman for the Year 2022 was made, and the motion was carried.

B. Resolution 2021-01: Planning Board Counsel:

Michele Norris read the resolution to appoint Steven D. Cahn, Esq. as Planning Board Counsel for a term to expire December 31, 2022.

A motion was made by Commissioner Director Rios and seconded by Mr. Sendner to adopt Resolution 2022-01 as read. Roll call to accept Resolution 2022-01 was made and carried unanimously.



C. Resolution 2022-02 Planning Board Secretary:

Steven D. Cahn, Planning Board Counsel read the resolution to appoint Douglas J. Greenfeld, Planning Director, as Planning Board Secretary for a term to expire December 31, 2022. A motion was made by County Commissioner Director Rios and seconded by Mr. Sendner to adopt Resolution 2022-02 as read. Roll call to accept Resolution 2022-02 was made and carried unanimously.

D. Committee Organization for the Year 2022:

Chairman Vaughn asked Michele Norris to read the names for the Development Review Committee:

Mr. Matthew M. Vaughn, Chairman  
Mr. Jonathan Kopf  
Mr. William Thomas III  
Mr. Ronald Sendner, County Engineer  
Mr. Douglas J. Greenfeld, AICP/PP, Planning Director

E. Resolution 2022-03: 2022 Scheduled Meetings:

Michele Norris read the resolution to adopt the scheduled meetings for the Middlesex County Planning Board. Meetings shall be conducted on the second Tuesday of each calendar month at 3:00 p.m. following the Development Review Committee meeting. Special meetings may be called at the request of the Planning Board Chairman and by the Director of the Office of Planning. Meetings of the Development Review Committee of the Middlesex County Planning Board shall be conducted on the second Tuesday of each calendar month at 3:00 p.m.

A motion was made by Commissioner Director Rios and seconded by Mr. Sendner to adopt Resolution 2022-03 as read. Roll call to accept Resolution# 2022-03 was made. Motion was carried.

F. Resolution 2022-04: Agenda Schedule for Meetings:

Michele Norris read the resolution to adopt the requirements of all meetings and the conducting of public business where an official action is discussed or taken. Meetings must be open to the public, and an outlined agenda must be followed at all official meetings where formal action is intended to be taken, as described in the By-Laws of the County Planning Board.

A motion was made by Commissioner Director Rios and seconded by Mr. Sendner to adopt Resolution 2022-04 as read. Roll call to accept Resolution# 2022-04 was made and carried unanimously. Roll Call to accept Resolution # 2022-04 was made. Motion was carried.

IV. Administration

A. Meeting Minutes

1. Approval of Minutes of November 09, 2021.

Mr. Vaughn reported that the minutes of the November 09, 2021, meeting are before you for approval. Mr. Sendner moved, seconded by Mr. Steven Cahn, to approve the minutes of November 09, 2021. Motion was carried.

2. Review of Minutes of December 14, 2021.

Mr. Vaughn reported that the minutes of December 14, 2021, meeting are before the Planning Board for review today and for approval at the February 08, 2022, meeting.

B. Correspondence – None

C. Planning Director's Report-



Mr. Greenfeld acknowledged the efforts of the staff working remotely and some that are working in the office-based on operational needs due to COVID-19 and the need to minimize cross exposure. He shared that there have been three positive cases in our office in January. He highlighted the rollout of the ePlan system. Staff is testing the system in anticipation of a public launch on March 1, 2022. The rollout will include a communications plan that outlines how we communicate with developers and applicants about the public launch. e-Plan allows applicants to submit their plans through a portal on their computer and provides the status of their application 24/7 from any computer. It reduces the amount of paper and physical searches of applications. It tracks staff and applicant correspondence, manages workflow and much more.

Mr. Greenfeld highlighted Open Spaces- the proposed new Open Space and Recreation Plan. The proposed plan was sent to all the municipalities in November and December for their comment in anticipation of a presentation, we plan to consider for adoption by this board for our February meeting.

Mr. Greenfeld also highlighted Resilient New Jersey Raritan River Bay Communities, a partnership between the county, DEP and the affected municipalities of Carteret, Woodbridge, Perth Amboy, South Amboy, Sayreville, South River and Old Bridge. There is a virtual public hearing on January 20, 2022, at 6 pm. We can send the information about the meeting to anyone interested. County organizations like local YMCA's are working to get the information out to the municipalities.

Mr. Greenfeld reminded the Planning Board of the action item on the agenda- to act upon the recommendations of the Lower Raritan Water Resources Association for an amendment to the Wastewater Management Plan for Park Avenue Water Treatment Plant in South Plainfield.

Mr. Greenfeld concluded his report thanking Ms. Brenda Bleacher for her service. Brenda accepted a new position in another office with the county. Brenda has seen many changes in twenty-five years. He outlined that her role has evolved over time. She was the office expert on Performance Guarantees from start to closeout. She also processed resolutions for the Planning Board and County Commissioners. Applicants call Brenda first when they have a question on an application. She helps them with forms and explains process. Brenda will be sorely missed, and we wish her all the best.

Chairman Vaughn thanked Mr. Greenfeld, Planning Director, for the report. Commissioner Director Rios motioned to accept the report, seconded by Mr. Thomas III. Decision to accept the report. Motion was carried.

V. Old Business- None

VI. New Business

A. Action Items

Mr. Greenfeld handed off the Action Item to staff planner Nick Tufaro. Nick outlined the request for a site-specific amendment to the future sanitary sewer area in Middlesex County. It involves a treatment works approval for the updates to Middlesex Water Company Water Treatment Plant, located at 1 Park Lane, to create a second building, restroom facilities and treatment facilities that will go to Middlesex County Utility for advanced treatment of water contaminants. Nick introduced the applicant's representatives, Mr. Brian Van Nortwick of CDM Smith and Mr. Brian Carr of Middlesex Water Company. They will present the project and Nick will give his recommendation.

Mr. Brain Van Nortwick explained the project background, overview, site location and proposed sewer service expansion. The project is for public health protection, sustainability of our water supply, and treatment plant upgrades to treat PFAS (PFOA, PFOS). It will



remain a remote station. There is no new development to this parcel. The project has been approved by South Plainfield Zoning Board, Middlesex County Planning Board and NJDEP.

Mr. Brian Carr reviewed the proposed sewer service expansion. The sewer expansion will be for lavatory wastewater flow, analyzer waste, floor drains, and cleaning/washdowns in the treatment facility. There are no wetlands, no endangered species and this is not a Natural Heritage Priority Site. The project has been supported by South Plainfield, PARSA and MCUA. The site plan approval was brought about last year to this Board to include improvements for sightlines and sidewalks. The improvements are incorporated into the project design.

Nick thanked both speakers. He recommended to accept the staff's recommendation contingent upon all regulatory permitting and requirements that are within the scope of this project's completion. There are still several issues that need to be resolved for this project to advance, they are secondary approvals. There were no questions from the Planning Board.

Chairman Vaughn asked what the motion was on the Action Item before the Planning Board. Commissioner Director Rios motioned to approve, seconded by Ms. Rani Goomer. Roll call was made by Michele Norris. The Motion carried. Commissioner Kenny was present but did not vote.

B. Report of the Development Review Committee- None.

Mr. Greenfeld stated we will share the December report along with January report in February.

C. Staff Reports

1. Land Management- None
2. Regional Planning and Local Assistance- Mirah Becker spoke about three plans: Invest Smart, Nature and Place, and Forward Together.

Invest Smart- The Middlesex County Strategic Investment Framework identifies priority areas for growth and preservation in the County. The MCOP team reviewed and provided detailed comments on a Technical Memorandum documenting the process used to identify focused areas for growth and preservation in each of the twenty-five municipalities in Middlesex County. The proposed Strategic Investment Areas will be shared with all municipalities at individual virtual meetings beginning in late January. The MCOP team is currently developing the materials for these meetings.

Nature and Place- The Landscape Plan is an innovative approach to regional planning that embraces the interrelationships between human-wellbeing and the landscape. The MCOP team reviewed the methodology used by Rutgers-VTC to identify the cultural and environmental features of prominence in the County. This technical memorandum lays the groundwork for the organization of the plan, which will be organized by similarities in geography. The MCOP team is reviewing the cultural resource portion of the plan.

Forward Together- Forward Together will create an integrated and collaborative framework for providing public and human services transportation in Middlesex County. The goal of the plan will be 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. MCOP is reviewing the results of its survey to transportation providers and assessing data that will



ultimately lead to the identification of transit deserts in the County. Mirah concluded her report. There were no questions from the Board.

Chairman Vaughn asked what the Board's decision was on the report. Commissioner Director Rios motioned to accept the report, seconded by Ms. Goomer. Motion was carried.

3. Sustainability and Resiliency- Laurie Sobel reviewed the Office of Planning continues to advance functional plans with the Destination 2040 effort, including the Open Space and Recreation Plan and the Comprehensive Farmland Preservation Plan.

The proposed Open Space and Recreation Plan (OSRP) was provided to the twenty-five municipalities on November 19, 2021, 85921and was transmitted again to the municipalities on December 20, 2021. The proposed OSRP will be presented to the Middlesex County Planning Board for consideration of adoption at its February 8, 2022, meeting. Revisions to the Draft Comprehensive Farmland Preservation Plan are underway. The Office of Planning is addressing comments from the State Agriculture Development Committee (SADC) staff's review of geospatial data. Office of Planning staff is awaiting submission of revised draft chapters from the Rutgers team; further revisions will then be made to the draft plan prior to County and SADC staff review.

The Resilient NJ Raritan River and Bay Communities initiative held a steering committee meeting on December 10, 2021, to discuss refinement of the flood models used for upcoming scenario development. The committee also discussed the in-person community workshops tentatively planned for January that will provide local feedback. The Steering Committee discussed preparations for the upcoming virtual regional meeting scheduled for January 20, 2022, at 6:00 PM, which will continue regional discussions focused on reducing flood risk within the communities of Carteret, Woodbridge, Perth Amboy, South Amboy, Sayreville, South River and Old Bridge. Laurie concluded the staff report. There were no questions from the Board.

Chairman Vaughn asked what the Board's decision was on the report. Commissioner Director Rios motioned to accept the report, seconded by Ms. Goomer. Motion carried.

4. Transportation and Mobility- Michael Dannemiller had two elements to update the Board, they were Destination 2040 – Bike Easy, Walk Safely and Electric Vehicle Readiness.

Destination 2040- Bike Easy, Walk Safely- We documented and reconciled public outreach conducted from November workshops held in Piscataway, Perth Amboy, and Spotswood. This will help us guide our planning work that will update the County's current Bicycle and Pedestrian Master Plan.

The Piscataway and Perth Amboy corridors evaluations from the workshops are being used right now to support the NJTPA for Local Safety Program applications. They will be submitted in February.

Electric Vehicle Readiness- The Office of Planning is developing a scope of work for consultant services to prepare a county wide 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 busses 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 partner with Keep Middlesex Moving and the County's Office of Business Engagement to



increase public adoption of Electric Vehicles, and their required charging stations. Michael concluded the staff report. There were no questions from the Board.

Chairman Vaughn asked what the Board's decision was on the report. Commissioner Director Rios motioned to accept the report, seconded by Ms. Goomer. Motion was carried.

D. Other Matters

1. The next meeting is Tuesday, February 8, 2022. Chairman Vaughn asked Commissioner Director Rios if our meetings will remain virtual. Commissioner Director Rios said we will continue to have our virtual meetings, but he is uncertain when we will go back in person. He thanked us for meeting the challenge, our continued patience and encouraged everyone to remain safe.

VII. Public Comments

There were no public comments. Commissioner Director Rios motioned to close the public portion of comments, seconded by Ms. Goomer. Motion was carried.

VIII. Adjournment

Commissioner Director Rios motioned to adjourn the public meeting, seconded by Ms. Goomer. Motion was carried.

Respectfully submitted

Michele Norris  
Analyst Trainee



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  
Development Review Committee

**Middlesex County Planning Board**  
**Virtual Meeting via Zoom**  
**February 8, 2022 Minutes**

**COMMITTEE PRESENT**

Mr. Matthew Vaughn, Chairman  
Mr. Ronald Sendner, PE, County Engineer  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director  
Mr. Jonathan Kopf  
Mr. William Thomas III

**ABSENT COMMITTEE**

Mr. Thomas Pollando, Vice Chairman

**PLANNING BOARD PRESENT NOT VOTING**

County Commissioner Charles Kenny  
Ms. Rani Goomer  
Ms. Gail Lalla, Alternate  
Mr. Joseph Joseph, Alternate

**PLANNING BOARD NOT PRESENT**

County Commissioner Director Ronald Rios  
Mr. Jason Freidman

**STAFF PRESENT**

Steven Cahn, Esq., Planning Board Counsel  
Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. James L. Lentino, Principal Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Mr. Patrick Gorman, Senior Planner, Land Management  
Ms. Mrunali Shah, Assistant Engineer  
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance Ms.  
Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency  
Mr. Nick Tufaro, Principal Planner, Sustainability and Resiliency





Planning Board  
Minutes of February 08, 2022

Mr. Mike Dannemiller, PE, Supervising Engineer, Transportation and Mobility  
Ms. Jasmine Grossman, MCRP, LEED Green Assoc., Senior Planner, Transportation and Mobility  
Ms. Michele Norris, Analyst Trainee  
Ms. Lilliana Dourado, Clerk I  
Mr. Nicolas Ganescu, IT Support  
Mr. Arthur Cooper, IT Support

PUBLIC PRESENT

Wolfram Hoefer  
Nina Cron  
Heather Fenyak  
Teri Jover

Chairman Vaughn called the meeting to order.

Salute to the Flag.

Moment of Silence.

Chairman Vaughn 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.

Michele Norris called the roll and determined that a quorum was present. One member is absent, the alternate voting member is Ms. Lalla.

- I. Open Public discussion on resolutions listed on the agenda only-  
Chairman Vaughn stated we are going to hold off on public comment until we get to Action items because there will be discussion on Open Space And Recreation Plan.
- II. Administration
  - A. Meeting Minutes
    1. Approval of Minutes of December 14, 2021  

Mr. Vaughn reported that the December 14, 2021, meeting minutes are before the board for approval. Ms. Goomer moved, seconded by Mr. Thomas III, to approve the minutes of December 14, 2021. The motion carried.
    2. Review of Minutes of January 11, 2022.



Chairman Vaughn reported that the minutes of January 11, 2022, meeting are before the Planning Board for review and approval at the March 8, 2022 meeting.

B. Correspondences - None

C. Planning Director's Report-

Mr. Greenfeld reviewed the public roll-out of E-Plan for March 1, 2022. Some developers have assisted us with user testing. New for this year we have added highlights of development activity to the monthly report. This will be reflected later in the agenda, the purpose is to call out significant development projects that the Development Review Committee approves each month. Up until now we were focused on volume of applications. We are getting ready to launch The Southern Middlesex Freight Movement Study. A firm has been selected and a resolution will be before the Commissioner's later this month, with an anticipated start date of February 25, 2022. The study is funded by the North Jersey Transportation Planning Authority with a match composed of staff time. This is a comprehensive transportation study on Jamesburg, Monroe, South Brunswick, and Cranbury. There is a big public municipal engagement component as well. We also have on the agenda OPEN SPACES, for consideration of adoption. Mr. Greenfeld concluded his report.

Chairman Vaughn moved to accept the report. Ms. Goomer moved, seconded by Mr. Thomas III. Motion passed unanimously.

III. Old Business- None

IV. New Business

A. Action Items-

1. Public Hearing: Proposed Middlesex County Open Space and Recreation Plan 2022, OPEN SPACES., for consideration by the Middlesex County Planning Board for adoption as an element of the Middlesex County Master Plan. County Counsel, Steve Cahn explained all proper notices for the public hearing were distributed to all municipal clerks and all planning board secretaries in Middlesex County. In addition to the public via the Home News Tribune and Star Ledger and our website.

Laurie Sobel introduced Wolfram Hoefler and Nina Crom, from Rutgers Center for Urban Environmental Sustainability to the group. Wolfram Hoefler shared his screen so his presentation could be viewed. The presentation provided a high-level overview of the updated plan. A brief background was provided about OSRP (Open Space and Recreation Plan), and it is one element of the County Master Plan, also known as Destination 2040. The OSRP plan is to guide the County's decision-making process on managing and preserving Open Space and recreation locations for county residents. The OSRP is a requirement to



receive NJDEP Green Acres funding. The OSRP process requires two public meetings which were hosted July 6, 201 and July 8, 2021. There was also required review by municipalities which were provided to municipalities November 19, 2021, December 20, 2021 and January 14, 2022.

Wolfram Hoefer defined open space as publicly accessible land designed for recreation and/or habitat presentation. Parks, nature preserves, greenways, and other intentional land preservation efforts. These lands are typically owned by government or non-profit organizations. The presentation outlined the Destination 2040 public outreach; goal development; inventory of existing open space; needs assessment, opportunities assessment and the action plan. The recommendation included plan adoption with changes recommended by staff. Resolution will include the changes considered based on municipal input and board discussion. Rutgers and Middlesex County will update the plan documents accordingly. The Board of County Commissioners will then be asked to endorse the plan. Middlesex County will submit the final plan to NJDEP Green Acres so that we may continue to receive funds.

Chairman Vaughn opened the meeting up to public comment on the presentation.

Teri Jover, Borough Administrator of Highland Park spoke. She shared the borough's support for the plan but shared we should not forget about the East Coast Greenway opportunity in relation to the Middlesex Greenway. She raised concern about ease of access to the parks. The other aspect that she said was critical to the Borough of Highland Park was the impact climate change and sea level rise projections. The Borough wants to know what they can do to be part of proposed solutions with Donaldson and Johnson Parks- at risk facilities that their resident rely on for open space and recreation needs.

Heather Fenyk, Board President of The Lower Raritan Watershed Partnership (LRWP) offered the following comments on the plan:

1. Balance open space purchases using County funds with housing offsets to address affordable housing crisis. The OSRP calls for acquisition of land zoned for residential development to preserve farmland and open space; however, it does not contain provisions for the offsetting of these purchases with requirements for participating municipalities to increase their residential zoning density or extent. We are concerned that if adopted as currently configured, the OSRP will lead to additional upward price pressure on remaining residentially zoned undeveloped land, ultimately translating into even higher housing costs, and exacerbating the ongoing housing crisis already documented in Middlesex County's Destination 2040 Master Plan. We suggest that to mitigate this unintended consequence of two Destination 2040 objectives working against each other the OSRP should require those municipalities receiving Middlesex County Open Space to densify or expand their residential zoning to completely compensate for the reduction in potential buildable units resulting from farmland and/or open space



purchases. These offsets should consist of at least a ratio of one created zoned housing unit for every purchased developable housing unit, but with additional credits extended toward housing set-asides for affordable housing, micro-housing, homes for veterans, and age-restricted units.

2. Contextualize recreational connectivity within the larger region. Any County Greenway considerations should include examination of large-scale network connections for recreation, specifically opportunities to link to multiple East Coast greenway networks via the Middlesex Greenway, the Delaware & Raritan Canal, and the Intracoastal Waterway. The larger metropolitan areas of New York City and Washington D.C. are roughly framed by the Appalachian Trail to the North and the potential alignment of the East Coast Greenway to the South. In addition, the Hudson River Valley to the East, the Delaware and Lehigh National Heritage Corridor, and the Chesapeake and Ohio Canal to the west all form a larger regional trail system matrix. The Middlesex Greenway and Delaware & Raritan Canal could serve as major junctions for these larger regional networks. Likewise, supporting Blueway access from the Intracoastal Waterway up the Raritan River inland to Middlesex County could strengthen a weak link in the East Coast Bluewater System.
3. Contextualize habitat connectivity within the larger region. Any analysis of ecological habitat and habitat needs must start with a larger perspective. No mention is made within the current OSRP of watershed level planning, migratory behavior linked to flyways and swim ways, or other larger ecological planning efforts like those developed by the New York-New Jersey Harbor Estuary Program. Similarly, as the Middlesex County border is so often defined by natural landscape features including watershed ridges and waterways that serve as habitat connectors, opportunities to enhance habitat connectivity must be examined within the additional contexts of neighboring County conservation and preservation efforts.
4. Present more detailed analysis of use of the Middlesex County Conservation Preservation areas. The current OSRP provides solid summary and analysis of Middlesex County Park system usage and amenities. However, the network of hiking trails is under theorized. There are considerable opportunities to enhance access to areas for passive recreational activities including hiking, cross country running and snow shoeing.
5. Consider the role of Open Space planning in addressing pollution reduction, flooding, and erosion from an impervious cover reduction perspective. Stormwater runoff must be better managed. Through OSRP, Middlesex County has an opportunity to strategically prioritize impervious cover reduction in areas at risk through Open Space planning and other interventions. Middlesex County might consider an additional metric related to impervious cover reduction in their Open Space and Recreation activities. Heather Fenyk concluded her remarks.



Chairman Vaughn called to close the public portion comments of the meeting. Rani Goomer motioned, seconded by Mr. Thomas III. Chairman Vaughn then called for a motion to approve or reject the presentation that was made.

Mr. Greenfeld offered an explanation of the presentation. He explained OSRP was prepared to comply with NJDEP Green Acres funding requirements. Concurrently with this plan we are also undertaking the Nature in Place Plan. Wolfram confirmed that most of the comments received are being addressed in the Nature in Place Plan. Mr. Greenfeld said the staff recommendation is to approve the plan as proposed. Approve the resolution as now and make amendments in the future.

Steve Cahn confirmed we can approve the resolution as drafted now and passed to the Commissioners. The plan is not a budgetary document so there is room for amendments in the future. Ms. Goomer motioned to approve, seconded by Mr. Thomas III.

Michele Norris called the roll call. One regular voting member was absent. Ms. Lalla was an alternate voting member. A quorum was present.

Chairman Vaughn thanked Wolfram Hoefler for his presentation.

B. Report for the Development Review Committee.

Linda Weber presented the Development Review Committee Summary of Actions Taken for December 2021. The January report was then presented, and it was highlighted how this report is in a different format in anticipation of e-Plan. Linda Weber concluded her report. There were no questions.

Chairman Vaughn motion to approve the report. Mr. Thomas III motioned, seconded by Ms. Lalla. Motion carried unanimously.

C. Staff Report

1. Land Management- Linda Weber reviewed how e-plan will be officially launched on March 1, 2022. A summary of how e-Plan will change how we review and report on applications. All future applications and related reports are stored, and comments are logged in e-Plan. Some of the features include, planners review process will be streamlined significantly; transparency to applicants is increased through automated e-mails and 24 by 7 access; highlighted features to changes in different versions of plans and eliminates paper waste and storage area in the office. E-Plan will be up and running March 1, 2022. User guides will be posted on the website next week. There will be a learning curve for everyone.



Planning Board  
Minutes of February 08, 2022

Chairman Vaughn motioned to approve the report. Ms. Lalla moved to approve, seconded by Mr. Thomas III. Motion carried unanimously.

D. Other Matters-None

V. Public Comments-None

Motion to close the public portion comments was made by Ms. Lalla, seconded by Mr. Thomas III. Motion carried unanimously.

VI. Adjournment

Motion to close the public meeting was made by Ms. Lalla, seconded by Mr. Thomas III. Motion carried unanimously.

The next meeting is Tuesday March, 8, 2022.

Respectfully submitted

Michele Norris  
Analyst Trainee



William Thomas William Thomas 111  
35 Markham RD.  
Edison NJ. 08817  
3/3/2022

Douglas Greenfeld  
Middlesex county planning board

Dear MR. Greenfeld:

It is with regret that I tender my resignation from the Middlesex county planning board, effective immediately.

I am grateful for having had the opportunity to serve on the board of this fine organization and I offer my best wishes for its continued success.

Sincerely,

William Thomas 111



Middlesex County

Adopted

Resolution: 22-286-R

Administration Building  
75 Bayard Street  
New Brunswick, NJ  
08901

File Number: 22-286-R

Appoint Sam Khan Of The Township Of Edison To The Middlesex County Planning Board To Fill The Unexpired Term Of William Thomas III Through December 31, 2024

BE IT RESOLVED by the Board of County Commissioners of the County of Middlesex that Sam Khan of the Township of Edison shall be and is hereby appointed to the Middlesex County Planning Board to fill the unexpired term of William Thomas III through December 31, 2024 or until a successor is duly appointed and qualified;

BE IT FURTHER RESOLVED that the Clerk of this Board shall forward a certified copy of this resolution to William Thomas III.

Approved as to form and legality

  
Niki Athanasopoulos, First Deputy County Counsel 3/4/2022

  
Charles Kenny, County Commissioner 3/4/2022

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Charles E. Tomaro, County Commissioner  
**SECONDER:** Leslie Koppel, County Commissioner  
**AYES:** Claribel Azcona-Barber, Charles Kenny, Leslie Koppel, Chanelle Scott McCullum, Shanti Narra, Charles E. Tomaro, Ronald G. Rios

I, Amy R. Petrocelli, Clerk of the Board of County Commissioners of the County of Middlesex and State of New Jersey, do hereby certify that the above is a true copy of a resolution adopted at a meeting of the Board held on March 3, 2022

  
Amy R. Petrocelli, Clerk of the Board 3/4/2022

March 3, 2022



**MIDDLESEX COUNTY PLANNING BOARD  
2022 AMENDED SCHEDULE OF REMAINING MEETINGS  
RESOLUTION #2022-6**

**WHEREAS**, the Governor of the State of New Jersey has signed Assembly Bill 1030, “Open Public Meetings Act” into law; and

**WHEREAS**, the Act requires that any and all meetings or conduct of public business must be open to the public and notices thereof must be given as set forth by the Act; and

**WHEREAS**, the Middlesex County Planning Board adopted Resolution 2022-03 that served as annual notice of the regularly scheduled meetings of the Middlesex County Planning Board and the Planning Board’s Development Review Committee. The meetings at that time had been conducted virtually. The meetings will now be conducted in-person unless otherwise noticed in accordance with the Act; and

**WHEREAS**, Resolution 2022-03 annual meeting noticed include a November 8 meeting which is Election Day and the County offices are closed; and

**WHEREAS**, the Planning Board meetings immediately follow the Development Review Committee meetings which begin at 3:00 p.m. Therefore, the Planning Board start time is 3:30 or immediately following the Development Review Committee meeting, whichever is later.

**NOW THEREFORE, BE IT RESOLVED**, that this resolution shall serve as the amended annual notice for the remainder of the 2022 regularly scheduled meetings of the Middlesex County Planning Board and the Planning Board’s Development Review Committee.

**BE IT FURTHER RESOLVED**, that the regularly scheduled meetings of the Middlesex County Planning Board and Development Review Committee shall be conducted on the second Tuesday of each calendar month in 2022, with the exception of the November meeting which will be held on Wednesday, November 9. The regularly scheduled Development Review Committee meetings will be held at 3:00 p.m., and the regularly scheduled Planning Board meetings will be held at 3:30 p.m., or immediately following the regularly scheduled Development Review Committee meetings, whichever is later.

**BE IT FURTHER RESOLVED**, the that Planning Board and Development Review Committee meetings listed below will be held in the Middlesex County Administration Building, First Floor meeting room, 75 Bayard Street, New Brunswick, New Jersey. Should there be cause to revert the meetings back to audio conference calls due to public health precautions, adequate notice shall be provided including a direct link posted to the County website so that the public can access the meeting(s).

**Amended Meetings Schedule for the Remainder of 2022**

April 12	July 12	October 11
May 10	August 9	November 9 (amended)
June 14	September 13	December 13

**BE IT FURTHER RESOLVED**, that special meetings of the Middlesex County Planning Board may be called at the request of the Planning Board Chairman and the Director of the Office of Planning.

**BE IT FURTHER RESOLVED**, that at all meetings designated herein, formal action is expected to be taken.

**BE IT FURTHER RESOLVED**, that copies of this resolution shall be forwarded to the Office of the County Clerk, Clerk of the Board of County Commissioners, Municipal Clerk and Planning Board Chairman of each of the County’s twenty-five municipalities; The Home News Tribune, The Star Ledger and Radio Station WCTC; and,

**BE IT FURTHER RESOLVED**, that this resolution be posted in the First Floor Lobby of the Middlesex County Administration Building, 75 Bayard Street, New Brunswick, New Jersey.

Attest:

MIDDLESEX COUNTY PLANNING BOARD

\_\_\_\_\_  
Douglas J. Greenfeld, Board Secretary

\_\_\_\_\_  
Matthew M. Vaughn, Chairman

Dated: March 8, 2022

**Middlesex County Development Review Committee**  
**Development Activity**  
**February 2022**

Table 1. Applications on the DRC Monthly Agenda

APPROVED OR CONDITIONALLY APPROVED									
	Sketch B (Minor Sub)	Sketch C (Minor Sub)	Preliminary Subdivision	Final Subdivision	Site Plan	Exempt Site Plan	EXTENSION (all types)	DISAPPROVAL (all types)	TOTALS
Feb-22	1	0	2	0	13	6	8	0	30
Jan-22	0	1	0	0	9	0	5	0	15
YTD 22	1	1	2	0	22	6	13	0	45

Table 2. Development Activity - Approved or Conditionally Approved Applications

	SUBDIVISION			SITE PLAN					
	Residential Lots (#)	Single- family (DU)	Non- Residential Lots (#)	Multi-family Units (DU)	Industrial (SF)	Commercial (SF)	Mixed-Use Commercial (SF)	Mixed-Use Residential (DU)	Public/Quasi Public (SF)
Feb-22	99	90	4	367	565,994	47,693	124,440	662	0
Jan-22	0	0	0	262	174,719	31,765	0	0	0

DU = dwelling units SF = square footage

Table 3. Highlights of Significant Development Activity This Month

PROJECT	MUNICIPALITY	PROJECT TYPE	MCOP File
Heritage at South Brunswick, Schalks Crossing Road	South Brunswick	90 single-family; 349 multi-family	SB-235/ SB-SP-285
Jersey Ave Urban Renewal, Jersey Avenue	New Brunswick	Mixed-Use: 660 multi-family; 122,300 sq. ft. commercial	NB-SP-234
2020 Real Estate, LLC, Jake Brown Road	Old Bridge	497,694 sq. ft. warehouse	OB-SP-316