

**MERCER COUNTY PLANNING BOARD  
REGULAR MEETING MINUTES  
WEDNESDAY, MAY 13, 2009**

**PRESENT:** Thomas M. Ryan, Chairman  
William S. Agress, Vice-Chair  
Anthony P. Carabelli, Freeholder  
Edward W. Fedorko, Jr.  
Jack Flood  
Samuel M. Rubino  
Gregory Sandusky, County Engineer

**ALSO PRESENT:** Robert Ridolfi, Board Counsel  
Donna M. Lewis, Planning Director  
Leslie Floyd, Assistant Planning Director  
Richard J. Smith, Planning Board Secretary  
Lisa Fritzing, Staff  
Matthew Lawson, Staff  
Dan Pace, Staff  
Marisa Wiczorek, Staff

Mr. Ryan called the meeting of the Mercer County Planning Board to order at 9:05 a.m.

**I. STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times, the Trentonian, and was posted in the County Clerk's office and the County Administration Building on April 23, 2009.

**II. APPROVAL OF MINUTES**

Mr. Agress made a motion to approve the minutes of the April 8, 2009 Planning Board meeting and Mr. Flood seconded the motion. The minutes were approved with the following vote:

<b>Y</b>	Thomas M. Ryan	<b>Y</b>	Jack Flood
<b>Y</b>	William S. Agress	<b>Y</b>	Samuel M. Rubino
<b>Y</b>	Anthony P. Carabelli	<b>Y</b>	Gregory Sandusky
<b>Y</b>	Edward W. Fedorko, Jr.		

**III. PUBLIC COMMENT**

There was no public comment.

**IV. OLD BUSINESS**

- a. Ms. Lewis advised the Board that the work on the Waste Water Management Plan is moving and the staff have had several meetings to update maps and information.

## V. NEW BUSINESS

- a. Public Hearing – Proposed amendment to the Mercer County Water Quality Management (WQM) Plan.

Amy M. Soli, PhD representing the applicant introduced the proposed amendment. The amendment to the Mercer County Water Quality Management Plan (WQM) was submitted on behalf of Stony Brook Regional Sewerage Authority and Pennington Borough. Ms. Soli explained that the proposed amendment would adopt a new Wastewater Management Plan (WMP) for Pennington Borough. This amendment proposal would also modify the Hopewell Township WMP and allow for the expansion of the existing Stony Brook regional Sewerage Authority (SBRSA) Pennington Sewage Treatment Plant (STP) from 0.30 million gallons per day (MGD) to 0.455 MGD.

It was noted that the SBRSA Pennington STP currently serves the entire municipality of Pennington Borough and four locations within Hopewell Township that are either contiguous with the municipal boundary of Pennington Borough or adjacent to the previously approved sewer service area. Areas within Hopewell Township currently served by the SBRSA Pennington STP are the Hopewell Valley Regional Schools (which include the Hopewell Valley Central High School and the Timberlane Middle School), Pennington Market, 52 residential dwellings in the Pennington Point development and a maximum of 24,000 gallons per day sanitary wastewater flow generated from Bristol-Myers Squibb.

It was also explained that the proposed increase in the future sewer service area is limited to property immediately adjacent to the existing boundary of the SBRSA Pennington STP service area. The proposed expansion includes parcels located along Main Street identified as Block 47, Lots 1 and 3 in Hopewell Township which are bounded by Knowles Street on the east, State Route 31 on the west, and Main Street on the south; these properties have existing commercial and residential development currently served by individual sub-surface sewage disposal systems. In addition, approximately 35 acres of Block 63, Lot 4, Hopewell Township, an approximately 48-acre property adjacent to the Timberlane Middle School owned by the Hopewell Valley Regional School District is proposed for inclusion in the SBRSA Pennington STP service area. This property will be used to support future expansion of the HVRSD facilities, including athletic fields with restrooms and concession stands.

The Board was also advised that as part of the proposed amendment, adjustments to the sewer service area delineation along the border between Pennington Borough and Hopewell Township are proposed in order to more accurately reflect the boundary line contained in existing tax maps for these municipalities. As a result of more accurate parcel mapping and available digital technology, this WMP proposes to re-delineate portions of the sewer service area to accurately identify the parcels actually currently served by the SBRSA Pennington STP and revise the sewer service area of the “Tree Streets” neighborhood to more accurately correspond to the lots proposed for connection to the sewer system.

Mr. Ryan asked if there were any public comments or questions and two (2) members from the public made comments.

- Anthony Arnone, 273 Pennington-Titusville Road Hopewell Township stated that he opposes the extension of the sewer service area to the area adjacent to the Timberlane Middle School unless sewer lines and the connection of the school to sewer are accompanied by public water and the connection of the school to a public water supply. Mr. Arnone noted that his objection was based on the fact that the sewer in this area would diminish groundwater

recharge and not allow groundwater to recharge in sufficient amount to maintain a groundwater supply for wells in the area.

- Gene Ramsey, 639 Scotch Road Hopewell Township also stated that he opposes the extension of the sewer service area to the school site due to well failure in the area. He noted that the Middle School is on well and septic. Mr. Ramsey also recommended that the sewer to the school should have public water and noted that there are septic failures in the area.

John Kantorek, Executive Director of (SBRSA) advised the Board that the selection of properties for the plan were selected by Hopewell Township and not by the Sewage Authority. He also stated that all studies were done by the Township.

The Board requested that a representative from Hopewell Township be present at the next meeting (June 10, 2009) to address the comments from the public.

It was noted that the public hearing was closed and a public comment period will extend until fifteen (15) days after the hearing date.

## **VI. CORRESPONDENCE**

- a. Copy of Resolution #2009-8 adopted by East Windsor Township Planning Board. The resolution opposes proposed Senate Bill S-2577 and Assembly Bill A-3772 which permits conversion of age-restricted housing units to non-age restricted units.

Freeholder Carabelli noted that the Mercer County Freeholders were in agreement with West Windsor and have adopted a resolution in support of West Windsor's objection.

## **VII. ADJOURNMENT**

Mr. Agress made the motion to adjourn the meeting and Mr. Carabelli seconded the motion. The meeting was adjourned at 9:35 a.m. with the following vote:

<b>Y</b>	Thomas M. Ryan	<b>Y</b>	Jack Flood
<b>Y</b>	William S. Agress	<b>Y</b>	Samuel M. Rubino
<b>Y</b>	Anthony P. Carabelli	<b>Y</b>	Gregory Sandusky
<b>Y</b>	Edward W. Fedorko, Jr.		

Respectfully Submitted,

Richard J. Smith, Planning Board Secretary

Attachments, if any, which are listed in the minutes, are made part of the permanent record in the Minute Book and are available upon request.