

ROBBINSVILLE TOWNSHIP PLANNING BOARD MEETING  
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ  
WEDNESDAY, JUNE 26, 2013 7:30 P.M. – SENIOR CENTER

MINUTES

**Present:** Chairman Cettina, Mr. Kolibas, Ms. Breyta, Mrs. Goodwine, Mr. Silvestrov,  
Mr. Galluccio

**Absent:** Mrs. Van Nest, Mr. Shennard, Mr. Witt, Mr. Barker

**Also Present:** Mr. McGough, Township Engineer; Ms. Post, Board Secretary

**ROLL CALL**

The meeting was called to order by Chairman Cettina. Roll call for the above members was called.

**SUNSHINE STATEMENT**

Chairman Cettina read the following statement: “Adequate notice of this meeting has been provided as required under Chapter 231 P.L. 1975 specifying the time and place with such notice as being sent to the *Times of Trenton*, *Messenger Press* and the *Trentonian* and posted on the Municipal Building Public Notice Meeting Bulletin Board.”

**FLAG SALUTE**

The Board members present led the public in the salute to the flag.

**CORRESPONDENCE**

There was no correspondence.

**PUBLIC COMMENT**

Chairman Cettina asked for a motion to open the meeting to public comment for matters not related to items on the agenda. A motion was made by Mrs. Goodwine and seconded by Ms. Breyta to open the meeting to the public. All in favor. Since no one from the public came forward to address the Board, a motion was made by Mrs. Goodwine and seconded by Ms. Breyta to close the public portion of the meeting. All in favor.

**REPORT OF OFFICERS & COMMITTEES**

Ms. Breyta reported that the Town Center Subcommittee Meeting, which took place prior to this meeting, went well. Ms. Breyta asked Ms. Post if the Board was copied on the presentation that was given tonight. Ms. Post said no, but the Board will be copied on Mr. Dasti’s memo regarding the subcommittee’s decision on the matter. Ms. Breyta said the subcommittee heard a request from a sign company retained by Investors Bank to remove and replace the current Roma Bank signs with the name “Investors Bank”. They needed a deviation for signage from the Town Center Ordinance. The subcommittee voted in favor to approve the design waiver request to allow the two “investors Bank” signs on the Route 33 side of the bank building.

**BOARD COMMENTS**

There were no Board comments at this time.

**BUSINESS TO DISCUSS**

1. Resolution PB2013-02 – Matrix 7A Land Development Venture, LLC – Approval of a Minor Subdivision and Preliminary/Final Site Plan for Building MWT 500A

Eligible to vote: Mr. Kolibas, Mrs. Van Nest (absent), Mr. Shennard (absent), Mrs. Goodwine, Mr. Galluccio and Chairman Cettina. Chairman Cettina asked for comments on the resolution. Since no comments were made, a motion was made by Mrs. Goodwine and seconded by Mr. Galluccio to adopt the resolution as written.

ROLL CALL:

AYES: Kolibas, Goodwine, Galluccio, Cettina  
NAYS: None  
ABSTAINS: None

There being four (4) aye votes and no nay or abstain votes, the resolution was adopted as written.

2. Resolution PB2013-03 – Matrix 7A Land Development Venture, LLC – Approval of a Preliminary/Final Site Plan for Building MWT 500B

Eligible to vote: Mr. Kolibas, Mrs. Van Nest (absent), Mr. Shennard (absent), Mrs. Goodwine, Mr. Galluccio and Chairman Cettina. Chairman Cettina asked for comments on the resolution. Since no comments were made, a motion was made by Mrs. Goodwine and seconded by Mr. Kolibas to adopt the resolution as written.

ROLL CALL:

AYES: Kolibas, Goodwine, Galluccio, Cettina  
NAYS: None  
ABSTAINS: None

There being four (4) aye votes and no nay or abstain votes, the resolution was adopted as written.

3. Review of Requests for Proposals for Professional Consultant Services

Chairman Cettina stated that the Board should have copies of all of the proposals for professional consultant services. He asked if all the proposals are for a six month contract. Ms. Post responded in the affirmative that the proposals are for six months because of the election in November.

Professional Legal Service Proposal for Board Attorney – Jerry Dasti, Esq.

Chairman Cettina noted that it is the same proposal Mr. Dasti has submitted in the past year. He had one question. This proposal is for a six month contract. On the proposal, the retainer stated is in the amount of \$36,540.00, which is the same last year. Should it not be half of that amount since it is for six months? Ms. Post said that Chairman Cettina is correct and it will be half of that amount.

Chairman Cettina asked the Board if they had any questions regarding Mr. Dasti’s proposal for Board Attorney. Hearing none, he asked for a motion to select Jerry Dasti, Esq. to continue to be the Board Attorney. A motion was made by Ms. Breyta and seconded by Mrs. Goodwine to have Mr. Dasti as Board Attorney for the next six months.

ROLL CALL:

AYES: Kolibas, Breyta, Goodwine, Galluccio, Silvestrov, Cettina

NAYS: None

ABSTAINS: None

There being six (6) ayes, no nays or abstain votes, Jerry Dasti, Esq., was selected to be the Board's Attorney.

Professional Architectural Services – Edmund A. Wilson, Jr., NCARB, AIA  
– TJB Architects, LLC

Chairman Cettina noted there are two submissions for architectural proposals, Mr. Wilson and TJB Architects, LLC. He asked for questions or comments from the Board regarding the proposals.

Ms. Breyta said that she seen Mr. McGough on the list of references for TJB and asked if he had worked with them in the past.

Mr. McGough responded that very recently they did some architectural work for the town for recreation buildings for Community Park and Blakely Park. TJB Architects, LLC did a fine job. The firm submitted a proposal and would like to become more familiar to us. If the Board is looking for a recommendation, he would recommend Mr. Wilson who has a wealth of knowledge of the town. Mr. McGough believes that there will be plenty of opportunities for Timothy Burton of TJB Architects, LLC to work with the town in the future when Mr. Wilson retires.

Chairman Cettina noticed when he read Mr. Burton's experience sheet that most of his work was corporate related as opposed to any township related type of activity. This is kind of a little different focus for what his past experience is, which in his own opinion would make him lean toward selecting Mr. Wilson.

Since there was no further discussion, a motion was made by Mrs. Goodwine and seconded by Ms. Breyta to select Mr. Wilson as the Board's Architectural Consultant.

ROLL CALL:

AYES: Kolibas, Breyta, Goodwine, Galluccio, Silvestrov, Cettina

NAYS: None

ABSTAINS: None

There being six (6) ayes, no nay or abstain votes, Edmund A. Wilson, Jr., NCARB, AIA, was selected to be the Board's Architectural Consultant for the next six months.

Professional Engineering, Planning and Traffic Services – Remington, Vernick & Arango Engineers  
– McMahan Associates, Inc.

Chairman Cettina said that everyone has Remington, Vernick & Arango Engineers' information, which is the same as last year. However, there is a new firm, McMahan Associates, Inc., which has done a few things for the town this year. They put a proposal together for planning for traffic services. Their proposal is not all inclusive. Their proposal is traffic where Remington, Vernick & Arango Engineers' proposal is all. Chairman Cettina emphasized that the Board does not have to select one or the other firm. The Board can select all of one, or pick one and another for traffic. He asked for questions and comments related to these proposals.

Ms. Breyta asked Mr. McGough about the pros and cons about having a separate firm for traffic from planning.

Mr. McGough responded that plenty of Planning and Zoning Boards have a special Traffic Engineer so it is not uncommon. Often times the traffic and planning engineers are intertwined, but Mr. Wisner does a great job for this Board as the current Planning Consultant. However, Mr. Wisner is not a traffic expert so you already have that separation. If you wanted to select McMahan, which is a specialty firm in traffic, he thinks that it would be pretty much seamless in the way that it is handled now. The Board will have Mr. Wisner, who comes here to speak purely on planning issues, and when there is a traffic issue, they bring in a Traffic Engineer. Mr. McGough has been familiar with McMahan for many years. It is a very accomplished firm as you can see by their proposal. You can go either way. He wouldn't see any kind of detriment to splitting it only because your primary contract this year is done.

Chairman Cettina remarked that it really doesn't buy the Board anything at the table this year because if they have a traffic question, he really doesn't cover that expertise.

Mr. McGough said that one of the things that they try to do is to be business friendly so he doesn't need a Traffic Engineer attending at every meeting unless he thinks the Board is going to have traffic questions. That is why the Board does not see a Traffic Engineer attend the meeting unless it is a big application.

Ms. Breyta noted that on the cover of McMahan's proposal is an offer to Robbinsville for professional engineering, planning and traffic services.

Mr. McGough stated that they proposed everything.

Mr. Kolibas asked if they have taken a look at their rate schedules.

Mr. McGough responded that their fee schedule is in the proposal. The fees are comparable to Remington, Vernick & Arango Engineers.

Ms. Breyta asked if this is an either/or, or is it as Mr. McGough stated before.

Chairman Cettina commented that by reading McMahan's proposal, the firm seems real focused on traffic. He wouldn't have looked at the firm as doing more than traffic. They haven't provided a significant amount of information for planning services outside of the traffic arena. He gets the impression that is their focus. He asked if there anything in the wording of the proposal that prevents the Board from picking one for one thing and one for the other.

Mr. McGough suggested that if the Board was so inclined as to have someone else do traffic, pick two for the expression of interest of the RFP that was put out. Instead of picking one firm, pick two and then assign them however you want to.

Chairman Cettina stated that is what he meant. They can utilize both firms and focus our work this way.

Ms. Breyta commented that traffic may be a concern at some point due to all of the good news that they have received lately. On relevant experience, Mr. McGough gave a few examples from Mercer County, Robbinsville and various municipalities so it may not be a bad idea.

Chairman Cettina said that he was thinking the same. He said that they have been building up quite a bit, and more and more traffic is a larger concern so it can't hurt to have someone in your corner.

Mrs. Goodwine is also leaning that way. She does think that there will be more traffic.

Mr. Kolibas asked if keeping it all in-house would be better coordination because it's the same firm.

Mr. McGough doesn't see that as an issue. He believes that the management of that falls on him. Many towns have a Township Engineer, a Township Planner and whole staff, but you have just me. So all of these consulting engineering firms that they do utilize are an extension of Mr. McGough's staff. It's almost as if I have a staff, but they work for other companies. He manages it and doesn't have a problem with it.

Ms. Goodwine said that whatever application is before the Board, Mr. McGough will determine which engineering firm will handle the traffic issues.

Mr. McGough said that he has done that before based on who he thought could handle it better. The job was assigned to that particular person. He does it with the engineering consultants that they have.

Since there was no further discussion, Chairman Cettina asked for a motion to select both proposals, subject to the work being split as needed and as the expertise is required. A motion was made by Ms. Breyta and seconded by Mrs. Goodwine to accept both proposals and they will be subject to the work being split as needed and as the expertise requires.

ROLL CALL:

AYES: Kolibas, Breyta, Goodwine, Galluccio, Silvestrov, Cettina

NAYS: None

ABSTAINS: None

There being six (6) ayes, no nay or abstain votes, Jerry Dasti, Esq. was selected to be the Board's Attorney.

Chairman Cettina said that they should make sure that the firms don't have a problem with it.

Mr. McGough answered that it is written in the RFP that the town has the right to select more than one firm.

4. Set Date of Reorganization Meeting

Chairman Cettina mentioned that Ms. Post suggested a date of July 17<sup>th</sup> for reorganization. He asked if anyone had a problem with that date. No one had a problem so the date was set.

**ADJOURNMENT**

With no other business to discuss, a motion was made by Mrs. Goodwine and seconded by Ms. Breyta to adjourn the meeting. All in favor. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

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Elide M. Post  
Planning Board Secretary

Transcribed by: Jewel Timberlake-Morgan

**ADOPTED: SEPTEMBER 18, 2013**