

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
February 11, 2020
Minutes**

COMMITTEE PRESENT

Freeholder Charles Kenny
Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. Douglas J. Greenfeld, Planning Director
Mr. Ronald Sendner, County Engineer
Mr. Jason Friedman
Ms. Rani Goomer
Mr. Jonathan Kopf
Mr. Eric Wong, Alternate
Ms. Gail Lalla, Alternate

STAFF PRESENT

Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary
Mr. James Lentino, Principal Planner, Development Review
Ms. Jessica Alvarez, Assistant Planner, Development Review
Ms. Roma Patel, Assistant Planner, Development Review
Ms. Mrunali Shah, Assistant Engineer
Mr. Solomon Caviness, Transportation Department Head
Mr. George M. Ververides

PUBLIC PRESENT

Mr. Jim Vaccaru, Engelwood, Marketplace @ Monroe
Mr. Arvind Aithal, Bob Smith & Associates, LLC, Piscataway
Mr. Shawn Haussermann, South River

Chairman Vaughn 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.

Development Review Committee Meeting
February 11, 2020

Salute to the Flag.

Moment of Silence.

The Secretary called the roll, and it was determined that a quorum was present.

I. Minutes

December 10, 2019 moved by Mr. Pollando, seconded by Ms. Goomer, to approve the Minutes of the December 10, 2019 meeting. Mr. Greenfeld and Freeholder Kenny abstained. Motion carried.

The Minutes of the January 14, 2020 meeting were distributed for review.

II. Resolutions to be added - None

III. Resolution to be amended and executed - None

IV. Resolution to be removed

A. Release of Performance Guarantee

- a. Exist 8A Logistics, South Brunswick - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Pollando to remove this resolution form the agenda. Motion carried unanimously.

B. Site Plan

- a. Bayshore Recycling, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando to remove this resolution form the agenda. Motion carried unanimously.

V. Open Public Discussion on Resolution listed on this Agenda Only

Since there are no Public comments to come before the Committee, a motion was made by Mr. Pollando, seconded by Mr. Freidman, to close this public portion.

The Chairman: This Public portion has been closed.

VI. Old Business

A. Subdivision - None

B. Release of Performance Guarantees –

- a. Compass at Cranbury, Cranbury- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the return of a performance guarantee in the amount of \$10,092.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$9,592.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

VII. New Business

A. Development Applications Rejections -

- a. 15 Stelton Road, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to accept the staff's recommendation to reject this application. Motion carried unanimously.
- b. 41-49 Colonial Drive, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. 631 Union Avenue, Middlesex- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- b. Campus Pointe, North Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - c. 135-141 School Street, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - d. 67 South Maplewood Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - e. Modera Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
2. Preliminary
- a. Edison Towne Square, Edison- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
3. Final
- a. Edison Towne Square, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.

- b. Phase 2 Venue at Monroe, Monroe, Sheet 1 of 7 – In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.
 - c. Phase 2 Venue at Monroe, Monroe, Sheet 2 of 7 – In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.
 - d. Phase 2 Venue at Monroe, Monroe, Sheet 3 of 7 - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.
 - e. Phase 2 Venue at Monroe, Monroe, Sheet 4 of 7 - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.
 - f. Phase 2 Venue at Monroe, Monroe, Sheet 5 of 7 - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.
 - g. Phase 2 Venue at Monroe, Monroe, Sheet 6 of 7 - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.
 - h. Phase 2 Venue at Monroe, Monroe, Sheet 7 of 7 - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.
4. Site Plans
- a. Mascia Enterprises, Carteret- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, M, P; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a street tree maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 33 feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: May 12, 2020; road opening permit. Motion carried unanimously.

- b. KT Hawk Holding, LLC, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 383 Old Post Road, AT&T, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of proof of submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- d. JSM@Route 33, Marketplace at Monroe, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, M, P; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .9 sight triangle, .10 utility, .11 drainage, .12 traffic control; a performance guarantee to be determined; a street tree maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: May 12, 2020; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; proof of submission from the New Jersey Department of Environmental Protection; proof of submission from the New Jersey Department of Transportation; proof of submission from the Delaware and Raritan Canal Commission. Motion carried unanimously.
- e. Regency Centers, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; proof of submission from the New Jersey Department of Environmental Protection; proof of submission from the New Jersey Department of Transportation. Motion carried unanimously.
- f. Bank of America, Perth Amboy - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

Development Review Committee Meeting
February 11, 2020

- g. Kinkisharyo International, LLC, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- h. Rivendell Meadows, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; proof of submission from the New Jersey Department of Environmental Protection; proof of submission from the New Jersey Department of Transportation. Motion carried unanimously.
- i. SW Investors, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the March 10, 2020 Development Review meeting. Motion carried unanimously.
- j. Lots 1.01 & 2.02, Block 426, BKD, LLC, Sayreville - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; proof of submission from the New Jersey Department of Environmental Protection; proof of submission from the New Jersey Department of Transportation. Motion carried unanimously.
- k. BH of South Brunswick, LLC, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for a withdrawal without prejudice. Motion carried unanimously.

- l. PV Asset Management, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, M, P; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage: a performance guarantee to be determined; a stormwater maintenance agreement; a truck turning radius agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: May 12, 2020; road opening permit. Motion carried unanimously.

- m. Modera Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, M, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .9 sight triangle, .11 drainage: a performance guarantee to be determined; a stormwater maintenance agreement; a street tree maintenance agreement, a truck turning radius agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: May 12, 2020; road opening permit. Motion carried unanimously.

VIII. Communications –

Chairman: All correspondences received by the Office of Planning since our last meeting will be kept on file in the Office of Planning for reference,

IX. Such Other Matters That Have Been Carried Over and/or Other Issues

X. Public Comments -

Since there are no Public comments to come before the Committee, a motion was made by Mr. Pollando, seconded by Mr. Wong, to close this public portion.

The Chairman: This Public portion has been closed.

Development Review Committee Meeting
February 11, 2020

XI. Adjournment

Since there was no further business to come before the Committee, a motion was made by Mr. Pollando, seconded by Mr. Wong, to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Brenda L. Bleacher
Development Review Secretary