

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
January 14, 2020
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Ronald Sendner, County Engineer
Mr. Jason Friedman
Ms. Rani Goomer
Mr. William Thomas III

STAFF PRESENT

Harold Parra, 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

PUBLIC PRESENT

Mr. Shawn Haussermann, South River

Chairman Vaughan 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.

Salute to the Flag.

Moment of Silence.

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

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I. Minutes

Mr. Ververides moved, seconded by Mr. Sendner, to approve the Minutes of the November 12, 2019 meeting. Motion carried unanimously. The Minutes of the December 10, 2019 meeting were distributed for review.

II. Resolutions to be Added

A. Final

- a. 310 Elm Street, South Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Freidman, for final plat approved for filing. Motion carried unanimously.

III. Resolution to be Amended and Executed

A. Preliminary

- a. Vermilla Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Freidman, for an amendment and execution of a conditional site plan approval. Motion carried unanimously.

IV. Resolution to be Removed

A. Site Plan

- a. Block 109.16, Lot 4.01, Hometech Homes, Monroe – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Freidman, to remove a site plan resolution from this agenda. Motion carried unanimously.
- b. RWJ Barnabas Health, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Freidman, to remove a site plan resolution from this agenda. Motion carried unanimously.

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

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

The Chairman: This Public portion has been closed.

VI. Old Business

A. Subdivision - None

B. Release of Performance Guarantees – None

VII. New Business

A. Development Application Rejections -

In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to accept the staff's recommendation to reject the development rejections as shown on the attached list. Motion carried unanimously.

B. Sketch Plats

a. 23 McKinley Avenue, Carteret- In accordance with the staff's recommendation, Mr. Ververides 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. 249 Randolph Street, Carteret - In accordance with the staff's recommendation, Mr. Ververides 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.

- c. Ray Catena, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "C" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. 173 Old Beekman Road, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides 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.
- e. 253 & 255 New Road, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides 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.
- f. Modera Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an extension until the February 11, 2020 Development Review Committee meeting . Motion carried unanimously.
- g. North Lincoln Avenue, Block 473.17, Lot 19, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides 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.

2. Preliminary

- a. 150 Old New Brunswick Road, Piscataway- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a preliminary subdivision approval. All conditions required under the submitted site plan application; Planning Board File# PI-SP-338. Motion carried unanimously.

3. Final - None
4. Site Plans
 - a. Dayton Drive, Hilltop Associates, Edison- In accordance with the staff's recommendation, Mr. Ververides 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 p; Section 11-7 Design Standards; .7 sidewalk. Motion carried unanimously.
 - b. Ray Catena, 89 Main Street, Edison - In accordance with the staff's recommendation, Mr. Ververides 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; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: April 14, 2020; road opening permit. Motion carried unanimously.
 - c. Middlesex Borough Warehouse Project, Middlesex - In accordance with the staff's recommendation, Mr. Ververides 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; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: April 14, 2020; road opening permit; approval the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
 - d. Hamilton Laundromat, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- e. 501 Finnegans Lane, North Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- f. Old Bridge Rifle and Pistol Club, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- g. Testino Office Building, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides 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.
- h. 150 Old New Brunswick Road, Piscataway - In accordance with the staff's recommendation, Mr. Ververides 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; stormwater maintenance agreement; approval the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- i. SW Investors, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an extension until the February 11, 2020 Development Review Committee meeting . Motion carried unanimously.
- j. Transwestern Development, Piscataway - In accordance with the staff's recommendation, Mr. Ververides 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; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

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- k. Penn Medicine Princeton Health, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- l. Heller Park North, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides 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; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: April 14, 2020; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; submission to the New Jersey Department of Environmental Protection. Motion carried unanimously.

- m. All Seasons Sports Academy, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. A developer's agreement addressing the potential for future improvements to be installed along the Applicant's frontage on Hamilton Boulevard has been received. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- n. 411 Whitehead Avenue, South River - In accordance with the staff's recommendation, Mr. Ververides 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, .12 traffic control; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: April 14, 2020; road opening permit; submission to the New Jersey Department of Environmental Protection. Motion carried unanimously.

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- o. Haddad Law Firm, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- p. Modera Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the February 11, 2020 Development Review meeting. 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 - None

X. Public Comments -

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

The Chairman: This Public portion has been closed.

XI. Adjournment

Since there was no further business to come before the Committee, a motion was made by Mr. Ververides, seconded by Ms. Goomer, the meeting was adjourned.

Respectfully submitted,

Brenda L. Bleacher
Development Review Secretary