

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

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Freeholder Charles Kenny
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Ronald Sendner, PE, County Engineer
Mr. Jason Friedman
Mr. William Thomas III
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. Vijayant Rajvanshi, Deputy Planning Director
Mr. George M. Ververides, Professional Planner
Mr. Devin Hayes, IT Support
Ms. Laurie Sobel, Principal Planner

PUBLIC PRESENT

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
July 14, 2020

Chairman Vaughan read the following: This Meeting of the Development Review Committee of the Middlesex County Planning Board is being commenced pursuant to PL 1975 C 231 (N.J.S.A.10:4-6 et seq.). This meeting is being conducted as an audio conference call only due to current conditions surrounding COVID-19. Requirements of all notices have been satisfied and this notice has been posted on the County website. The call-in number and conference ID # to participate has been made available to the public and there will be an opportunity for public comment during this meeting. All participants should keep their devices on “mute” unless they are speaking to reduce the amount of audio feedback. Members of the public are asked to state their name and address and will have five minutes to speak. While the teleconference format of today’s meeting is unique, we ask that we all maintain the same level of respect and decorum that we have in the regular meeting room by refraining from using profanity or raising our voices. Anyone that does not comply with this policy will be ruled out of order, and if I have to say that a second time you will be muted. Thank you for your patience and cooperation while we use this new format.

Salute to the Flag.

Moment of Silence.

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

I. Minutes

Ms. Lalla moved, seconded by Mr. Wong, to approve the Minutes of the May 12, 2020 meeting. Motion carried unanimously. The Minutes of the June 9, 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 - None

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 Ms. Lalla, seconded by Mr. Wong, 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. Investors Bank, Old Bridge- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for the return of a performance guarantee in the amount of \$47,652.00 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$4,766.00 and return the balance of the cash portion in the amount of \$4,266.00, return the performance bond in the amount of \$42,886.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. 567 Perth Amboy, LLC, Perth Amboy- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for the return of a performance guarantee in the amount of \$20,626.00 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$2,063.00 and return the balance of the cash portion in the amount of \$563.00, return the performance bond in the amount of \$18,563.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

VII. New Business

A. Subdivisions

1. Sketch Plats

- a. 33 McKinley Avenue, Carteret- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, 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. 8 Gates Avenue, East Brunswick- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, 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. 223 & 227 Fleet Avenue, Edison- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, 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.
- d. 4 Centre Street, Milltown- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, 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. John Sziubeck, Milltown- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, 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. 101 Rose Street, Metuchen- In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Henderson Road Mixed Income, South Brunswick – In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional preliminary subdivision approval subject to the receipt of a stormwater maintenance agreement. Motion carried unanimously.

- c. 761 & 777 Coolidge Avenue, Woodbridge - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 3. Final - None
- B. Site Plans
 - a. 380 Middlesex Avenue, Amazon, Carteret - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - b. Advocare Mid Jersey Pediatrics, East Brunswick - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .4 driveway; .7 sidewalks, .8 curbing, .11 drainage; a performance guarantee to be determined; a road opening permit. Motion carried unanimously.
 - c. 2900 Woodbridge Avenue, Edison - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - d. Patrick Avenue Assisted Living Facility, Edison - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - e. Technical Pro Holdings, LLC, Edison - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- f. Jamesburg Medical Plaza, Jamesburg - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- g. Smart Lincoln, LLC, Jamesburg - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, to grant the Applicant's request for a withdrawal without prejudice. Motion carried unanimously.
- h. 158 Durham Avenue, Metuchen - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- i. Reagent Chemical, Middlesex - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- j. Village at Country View, Monroe - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional site plan approval subject to the receipt of a performance guarantee to be determined. Please Note: All other requirements have been reviewed under the prior site plan approval issued for this development. Motion carried unanimously.
- k. Plaza and Walkway, Johnson and Johnson, New Brunswick - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs (L) detail; (M) dedication; (P) survey; Section 11-7 Design Standards; .7 sidewalks, .8 curbing; a performance guarantee to be determined; a landscape 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: October 13, 2020; a road opening permit. Motion carried unanimously.

- l. Waste Management of NJ, Old Bridge - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- m. 901-959 Convery Boulevard, Perth Amboy - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- n. 1115 Centennial Avenue, Piscataway - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- o. Alexander L. Bell, Piscataway - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- p. Kiss Distribution, Piscataway - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- q. Middlesex County Vocational School, Piscataway - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- r. Camelot at Main Street, Sayreville - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs (L) detail; (M) dedication; (P) survey; Section 11-7 Design Standards; .4 driveway, .7 sidewalks, .8 curbing, .11 drainage; a performance guarantee to be determined; a landscape 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: October 13, 2020; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- s. Sayreville Shopping Plaza, Sayreville - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, to grant the Applicant's request for a withdrawal without prejudice. Motion carried unanimously.
- t. Forsgate Industrial Complex, South Brunswick - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional site plan approval subject to the receipt of a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- u. Henderson Road Mixed Income, South Brunswick - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional site plan approval subject to the receipt of a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- v. New Cingular Wireless, South Brunswick - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- w. 1 Paddock Street, Woodbridge - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- x. Bayshore Recycling, Woodbridge - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, to grant the Applicant's request for an extension until the August 11, 2020 Development Review meeting. Motion carried unanimously.
- y. Kiddie Academy, Woodbridge - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs (L) detail; (M) dedication; (P) survey; Section 11-7 Design Standards; .4 driveway, .7 sidewalks, .8 curbing, .11 drainage; a sign 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: October 13, 2020; a road opening permit. Motion carried unanimously.
- z. Royal Albert's Palace, Woodbridge - In accordance with the staff's recommendation, Ms. Lalla moved, seconded by Mr. Wong, for site plan approval. This site does not adversely impact a County road or drainage facility. 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 Ms. Lalla, seconded by Mr. Wong, to close this 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 Ms. Lalla, seconded by Ms. Wong, to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Brenda L. Bleacher
Development Review Secretary