

**Development Review Committee Meeting  
Middlesex County Planning Board  
75 Bayard Street, 1<sup>st</sup> Floor, Administration Building,  
Freeholder Meeting Room, New Brunswick, NJ 08901  
June 9, 2020  
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman  
Freeholder Charles Kenny  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director Mr.  
Mr. Ronald Sendner, PE, County Engineer  
Mr. Jason Friedman  
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. Joshua Cole, IT Support  
Ms. Laurie Sobel, Principal Planner  
Ms. Mirah Becker, Supervising Planner  
Mr. Anthony Gambilonghi, Supervising 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.

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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

Mr. Freidman moved, seconded by Ms. Lalla, to approve the Minutes of the April 14, 2020 meeting. Motion carried unanimously. The Minutes of the May 12, 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 Mr. Freidman, seconded by Ms. Lalla, to close this public portion.

The Chairman: This Public portion has been closed.

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VI. Old Business

- A. Subdivision - None
- B. Release of Performance Guarantees – None

VII. New Business

A. Development Applications Rejections –

After a discussion between the Committee, the Planning Director and Planning Board Counsel the development application rejections do not have to be voted on since they can be administratively handled by staff. A decision was made to remove from the agenda under New Business; Development Application Rejections.

B. Sketch Plats

- a. Plenge Court, Block 20, Lot 4.09, Edison - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. 26 Washington Place, Metuchen - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- c. Tulip Drive, Block 1, Lot 14.01, North Brunswick - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a classified "B" sketch plat subject to the receipt of revised plan; Section 10-6.2 Plat Details: Paragraphs (F) Survey; (G) Details, (Q) Dedication; Section 10-7 Design Standards .2 Sidewalk, .4 Curbing, .9 Drainage; a Performance Guarantee to be determined; 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: September 8, 2020; Road Opening Permit. Motion carried unanimously.
  - d. 5 & 7 West Avenue, Old Bridge - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
  - e. 116 Smith Street, South Plainfield - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- 2. Preliminary - None
  - 3. Final - None

4. Site Plans

- a. Midstate Federal Credit Union, Carteret- In accordance with the staff's recommendation, Mr. Freidman 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) Details, (M) Dedication, (P) Survey; Section 11-7 Design Standards; .4 Driveway, .7 Sidewalk, .8 Curbing; .9 Sight Triangle; .10 Utilities; .11 Drainage; a performance guarantee to be determined; a Stormwater 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: September 8, 2020; road opening permit; submission to the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
  
- b. 6 Santa Fe Way, Cranbury - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
  
- c. 780 Jersey Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Freidman 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) Details,(M) Dedication, (P) Survey; Section 11-7 Design Standards; .4 Driveway, .7 Sidewalk, .8 Curbing; .9 Sight Triangle; .10 Utilities; .11 Drainage; a performance guarantee to be determined; a Stormwater 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: September 8, 2020; road opening permit; submission to the Middlesex County Mosquito Extermination Commission and submission to the Delaware and Raritan Canal Commission. Motion carried unanimously.

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- d. Mt. Herbron Cemetery, Old Bridge - In accordance with the staff's recommendation, Mr. Freidman 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) Details,(M) Dedication; Section 11-7 Design Standards; .7 Sidewalk, .8 Curbing; .11 Drainage; a performance guarantee to be determined; a Stormwater 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: September 8, 2020; road opening permit. Motion carried unanimously.
  
- e. Reformed Church Home, Old Bridge - In accordance with the staff's recommendation, Mr. Freidman 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 performance guarantee to be determined; a Stormwater Maintenance Agreement; submission to the Middlesex County Mosquito Extermination; submission from the New Jersey Department of Environmental Protection and submission from the New Jersey Department of Transportation. Motion carried unanimously.
  
- f. McGuire Estates, LLC, Perth Amboy - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
  
- g. Princeton Meadow (SUEZ), Plainsboro - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- h. The Place at Sayreville, Sayreville - In accordance with the staff's recommendation, Mr. Freidman 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) Details, (M) Dedication, (P) Survey; Section 11-7 Design Standards; .4 Driveway, .7 Sidewalk, .8 Curbing; .11 Drainage; a performance guarantee to be determined; a Stormwater Maintenance Agreement; Dedications and Reservations of County Road Right-of-Way Distance from Centerline 36 feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: September 8, 2020; road opening permit; submission to the Middlesex County Mosquito Extermination Commission; submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- i. PSE&G Melrich Road Substation, South Brunswick - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- j. 200 Wood Avenue South, Woodbridge - In accordance with the staff's recommendation, Mr. Freidman 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 (M) Dedication, (P) Survey; 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: September 8, 2020. Motion carried unanimously.
- k. Bayshore Recycling, Woodbridge - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, to grant the Applicant's request for an extension until the July 14, 2020 Development Review meeting. Motion carried unanimously.

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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. Freidman, seconded by Ms. Lalla, 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 Freeholder Director Rios, seconded by Ms. Lalla, to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Brenda L. Bleacher  
Development Review Secretary