

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
March 10, 2020
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director
Mr. Ronald Sendner, PE, County Engineer
Mr. Jason Friedman
Ms. Rani Goomer
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. Solomon Caviness, Transportation Department Head
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. George M. Ververides

PUBLIC PRESENT

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. Wong moved, seconded by Mr. Freidman, to approve the Minutes of the January 14, 2020 meeting. Motion carried unanimously. The Minutes of the February 11, 2020 meeting were distributed for review.

II. Resolutions to be added

A. Final

- a. QuickChek, Sheet 1 of 2, Piscataway-In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando for final plat approved for filing. Motion carried unanimously.
- b. QuickChek, Sheet 2 of 2, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando for final plat approved for filing. Motion carried unanimously.
- c. BNE South Amboy- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando for final plat approved for filing. Motion carried unanimously.

B. Site Plan

- a. Carteret Lofts, 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; .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; a performance guarantee to be determined; a developer's agreement for street tree, light and plowing maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication RBD feet; Total Square Feet TBD ; Date Deed Due: June 9, 2020; road opening permit. Motion carried unanimously.

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III. Resolution to be amended and executed - None

IV. Resolution to be removed –

- a. Chabad House of Monroe, Monroe – In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the return of a performance guarantee has been removed since the required improvements have not been found to be adequate and properly installed. Motion carried unanimously.
- b. Lincoln Industrial Park, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the return of a performance guarantee has been removed since the required improvements have not been found to be adequate and properly installed. Motion carried unanimously.

V. Open Public Discussion on Resolution listed on this Agenda Only - None

Since there are no Public comments to come before the Committee, a motion was made by Mr. Wong, seconded by Mr. Pollando, 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. Kiddie Academy, East Brunswick- 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 \$31,296.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$30,796.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

- b. 228-236 Main Street, Metuchen- 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 \$16,463.00 and, since the Applicant has withdrawn this application from the Borough of Metuchen via a letter dated October 6, 2016 to the Borough and since sold the property, the Borough of Metuchen sent a zoning verification letter to the Middlesex County Planning Board that stated the approval has expired as of May, 2007 therefore, the required improvements have been not found to be adequate and properly installed. Motion carried unanimously.

VII. New Business

A. Development Applications Rejections -

- a. Lots 1-5, Block 583-D, Pagoda Homes, Edison- 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. Federal Business Centers, Block 395, Lot 23.02, Edison – 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.
- c. Block 8, Lot 3.013, Interchange Plaza, South Brunswick - 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. 145 Old Bridge Turnpike, East Brunswick - 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.

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- b. 1515 Thomas Avenue, North Brunswick - 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.
 - c. Tony Reville, North Brunswick - 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.
 - d. 114 Pershing 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. 460 Avenel Street, 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.
 - f. Knock-on-Wood, LLC, 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.
2. Preliminary
- a. South Fifth, LLC and Satapal Pareddy, Woodbridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the applicant's request for withdrawal of the previously submitted subdivision application for South Fifth, LLC and Satyapal #011978 received February 11, 2020. Motion carried unanimously.
3. Final - None

4. Site Plans

- a. 7th and 8th Grade School, Carteret- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Pollando, to grant the Applicant's request for an extension until the April 14, 2020 Development Review meeting. Motion carried unanimously.
- b. Premier Media, LLC, Cranbury- 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. 376 State Highway Route 18, East Brunswick- 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; .11 drainage; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Transportation. Motion carried unanimously.
- d. Cotters 5, LLC, East Brunswick - 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; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- e. Life Storage, Jamesburg- 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; 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: June 9, 2020; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

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- f. 2203 Route 9, LLC, Old Bridge - 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.
- g. Visonstream Assisted/Independent Living Residents, 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 11-6 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 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: June 9, 2020; a road opening permit. Motion carried unanimously.
- h. 633 New Brunswick Avenue, Perth Amboy - 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; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a road opening permit. Motion carried unanimously.
- i. 211 River Road, 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 11-6 Site Plan Details; Paragraph l,p; a performance guarantee to be determined; a sanitary force main maintenance agreement; a road opening permit. Motion carried unanimously.
- j. Aspen Court Apartment Homes, 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 11-6 Site Plan Details; Paragraph p. Motion carried unanimously.
- k. 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 April 14, 2020 Development Review Committee meeting. Motion carried unanimously.

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- l. Salt Storage Building at West Windsor Plainsboro High School North, Plainsboro - 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 the Delaware and Raritan Canal Commission. Motion carried unanimously.
- m. 7 & 8 Nicholas Court, South Brunswick - 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. Motion carried unanimously.
- n. South River Boat Club, South River - In accordance with the staff's recommendation, Mr. Wong 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.
- o. 429 New Brunswick Avenue, 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; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a sign maintenance agreement; a road opening permit. Motion carried unanimously.
- p. Bayshore Recycling, Woodbridge - 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 April 14, 2020 Development Review Committee meeting. Motion carried unanimously.
- q. Mel Den, MD, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Wong 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.

- r. The Arches at Sewaren, 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, .12 traffic control; 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: June 9, 2020; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission. 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 - None

Since there are no Public comments to come before the Committee, a motion was made by Mr. Wong, seconded by Mr. Pollando, 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 Mr. Pollando, seconded by Ms. Goomer, to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Brenda L. Bleacher
Development Review Secretary