

**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  
April 14, 2020  
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman  
Freeholder Director Ronald G. Rios  
Freeholder Charles Kenny  
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. Vijayant “VJ” Rajvanshi, Deputy Planning Director  
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  
Ms. Laurie Sobel, Principal Planner  
Ms. Rachel Fanaro, IT Support  
Ms. Wendy Berg, Training Coordinator  
Ms. Pam Drain, BA

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.

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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 February 11, 2020 meeting. Motion carried unanimously. The Minutes of the March 10, 2020 meeting will 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.

VI. Old Business

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

VII. New Business

A. Development Applications Rejections -

- a. Asbury Park Property Management, New Brunswick- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, to accept the staff's recommendation to reject this application. Motion carried unanimously.
- b. Block 425, Lot 2.02, New Brunswick - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, to accept the staff's recommendation to reject this application. Motion carried unanimously.
- c. 1518 South Washington Avenue, Piscataway - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. 113 & 117 Hermann Street, Carteret - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, 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. 21 & 23 Lafayette, Edison - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, 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. 53 Miara Street, Sayreville - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, 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.
2. Preliminary
  - a. 700 Blair Road, Carteret- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
  - b. Haypress Road, South Brunswick - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a conditional preliminary subdivision approval subject the receipt of revised plans; Section 10-7 Design Standards; .9 drainage; a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.
3. Final
  - a. Harbortown, Section 4-A, Perth Amboy- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a final plat approval for filing. Motion carried unanimously.
4. Site Plans
  - a. 7<sup>th</sup> and 8<sup>th</sup> Grade School (Carteret), Carteret- In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; l,m,p; 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: July 14, 2020; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

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- b. 700 Blair Road, Carteret - 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. RG Edison, Edison - 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.
- d. 232 Gatzmer Avenue (Jamesburg Gas), Jamesburg - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; l,m,p; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .9 sight triangle, .11 drainage; a performance guarantee to be determined; a sight triangle 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: July 14, 2020; a road opening permit. Motion carried unanimously.
- e. Monroe Parke Section #2, Phase 1, Monroe - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; l; Section 11-7 Design Standards; .11 drainage; a developer's agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- f. PSE&G North Brunswick Substation, North Brunswick - 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. Foxborough Plaza Route 18, Old Bridge - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, 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.

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- h. 41-49 Colonial Drive, Piscataway – In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- i. Life Storage, Piscataway - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; l,p; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a road opening permit. Motion carried unanimously.
- j. Powerback Rehab, Piscataway - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, 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.
- k. SW Investors, Piscataway - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; l,m,p; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; 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: July 14, 2020; a road opening permit. Motion carried unanimously.
- l. The Children's Hospital of Philadelphia, Plainsboro - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- m. Carsense South Brunswick, South Brunswick - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- n. Federation Realty, South Brunswick - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, 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.
- o. 1335 West 7<sup>th</sup> Street, South Plainfield - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, to grant the applicant's request for withdrawal without prejudice. Motion carried unanimously.
- p. 17 Jansen Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- q. 514 Rahway Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Ms. Lalla, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; 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.
- r. 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 May 12, 2020 Development Review Committee 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

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 Mr. Freidman, seconded by Ms. Lalla, to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Brenda L. Bleacher  
Development Review Secretary