

**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  
January 10, 2017  
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman  
Mr. Thomas Pollano, Vice Chairman  
Mr. George M. Ververides, Director of County Planning  
Mr. Richard Wallner, County Engineer  
Mr. Jason Friedman  
Ms. Rani Goomer  
Mr. Erik Wong  
Steven D. Cahn, Esq., Planning Board Counsel  
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Mr. Stanley Olszewski, Supervisor, Development Review  
Mr. Jim Lentino, Principal Planner, Development Review  
Mr. Aaron M. Kardon, Senior Planner, Development Review  
Ms. Jeanette A. Tugya, Senior Planner, Development Review  
Ms. Mrunali Shah, Engineering

PUBLIC PRESENT

Mr. Shawn Haussermann, Councilman, South River  
Mr. Aravind Athal, Bob Smith & Associates, Piscataway  
Mr. Ezio Tamburello, Woodbridge Twp., Woodbridge

Chairman Matthew 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.

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. Wallner moved, seconded by Mr. Pollando, to approve the Minutes of the November 9, 2016 meeting. Motion carried unanimously. The Minutes of the December 13, 2016 meeting were distributed for review.

II. Old Business

A. Subdivision

- a. Applegarth Distribution Center, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wong, for a reconsideration of a sketch plat to waive preliminary and final plats, staff has received required conditions. Motion carried unanimously.

B. Release of Performance Guarantees - None

III. New Business

A. Development Applications Rejections

- a. 2270 Route 130, LLC, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to accept the list of rejected applications. Motion carried unanimously.

B. Sketch Plats

- a. 62 Preston Street, Edison - 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.
- b. Elm Place, Lots 1.01, 1.04 & 1.05, Block 32, Milltown - 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. 119 Helmatta Road, Monroe - 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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2. Preliminary

- a. Cranbury Corporate Park, Cranbury - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional preliminary subdivision approval subject to the receipt of revised plans; Section 10-7 Design Standards P; Dedications and Reservations of County Road Right-of-Way to be determined. Motion carried unanimously.

3. Final

- a. Oaks at Glenwood, Sheet 1 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- b. Oaks at Glenwood, Sheet F2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- c. Oaks at Glenwood, Sheet G2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- d. Oaks at Glenwood, Sheet H2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- e. Oaks at Glenwood, Sheet I2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- f. Oaks at Glenwood, Sheet J2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.

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- g. Oaks at Glenwood, Sheet K2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- h. Oaks at Glenwood, Sheet G3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- i. Oaks at Glenwood, Sheet H3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- j. Oaks at Glenwood, Sheet I3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- k. Oaks at Glenwood, Sheet J3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- l. Oaks at Glenwood, Sheet K3 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- m. Oaks at Glenwood, Sheet G4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- n. Oaks at Glenwood, Sheet H4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.

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- o. Oaks at Glenwood, Sheet I4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- p. Oaks at Glenwood, Sheet J4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- q. Oaks at Glenwood, Sheet K4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- r. Oaks at Glenwood, Sheet G5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- s. Oaks at Glenwood, Sheet H5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- t. Oaks at Glenwood, Sheet I5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- u. Oaks at Glenwood, Sheet J5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- v. Oaks at Glenwood, Sheet K5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.

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- w. Oaks at Glenwood, Sheet H6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- x. Oaks at Glenwood, Sheet I6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- y. Oaks at Glenwood, Sheet J6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- z. Oaks at Glenwood, Sheet K6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- aa. Oaks at Glenwood, Sheet H7 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- bb. Oaks at Glenwood, Sheet I7 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- cc. Oaks at Glenwood, Sheet 29 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the January 10, 2017 Development Review Committee meeting. Motion carried unanimously.
- dd. East Meadow Estates, Sheet 1 of 4, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat review for filing. Motion carried unanimously.

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- ee. East Meadow Estates, Sheet 2 of 4, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat review for filing. Motion carried unanimously.
- ff. East Meadow Estates, Sheet 3 of 4, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat review for filing. Motion carried unanimously.
- gg. East Meadow Estates, Sheet 4 of 4, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat review for filing. Motion carried unanimously.

4. Site Plans

- a. Cranbury Corporate Park, Cranbury - 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 P; Section 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way to be determined; road opening permit; a cash contribution for Traffic. Motion carried unanimously.
- b. Verizon Wireless, PSE&G Edison Oakland, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for an exempt site plan. This site does not adversely impact a County road or drainage facility and has less than one acre impervious coverage. Motion carried unanimously.
- c. Matrix, Monroe - 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; .5 pavement, .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; a performance guarantee to be determined; stormwater maintenance agreement; traffic signal agreement; Dedications and Reservations of County Road Right-of-Way to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission

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- d. Investors Bank, Block 3230, Lot 2.15, 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; Section 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; road opening permit. Motion carried unanimously.
- e. 431 Amboy 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; Section 11-7 Design Standards; road opening permit. Motion carried unanimously.
- f. Centennial Plaza, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- g. Life Time Fitness, Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for withdrawal. Motion carried unanimously.
- h. Life Time Fitness, 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 revised plans; Section 11-6 Site Plan Details; Paragraphs P; Section 11-7 Design Standards; .7 sidewalk, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.
- i. Mary Aileen, LLC, Block 62, Lot 17.01, Sayreville - 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; Section 11-7 Design Standards; .4 driveway; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 44 feet; Width of Dedication tbd feet; Length of Dedication 253.33 feet; Total Square Feet tbd; Date Deed Due: April 11, 2017; road opening permit. Motion carried unanimously.

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- j. Wawa, Block 440, Lot 3.01, Sayreville - 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 a drainage report from the municipality; stormwater maintenance agreement. approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Transportation. Motion carried unanimously.
- k. Block 96, Lots 36, 39.01, 39.03, 42, 43.01 & 44, New Road Solar, LLC, 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 approval from the New Jersey Department of Environmental Protection; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.
- l. Allen Flavors, Inc., South Plainfield - 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. a downstream drainage contribution was previously received. Motion carried unanimously.
- m. Cande Land 4, LLC, 77 Holton Street, 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.

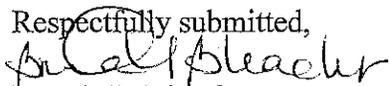
IV. Communications - None

V. Such Other Matters That Have Been Carried Over and/or Other Issues - None

VI. Public Comments - None

VII. Adjournment

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

Respectfully submitted,  
  
Brenda L. Bleacher  
Development Review Secretary