

**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  
February 14, 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  
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

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. Wong moved, seconded by Mr. Pollando, to approve the Minutes of the December 13, 2016 meeting. Motion carried unanimously. The Minutes of the January 10, 2017 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

a. Jian Chen & Han Wang, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wong, for the return of a performance guarantee in the amount of \$18,982.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$18,482.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

b. 173 Livingston Avenue, New 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 \$8,668.70 and retain an application fee in the amount of \$250.00, and return the balance of the cash portion in the amount of \$8,418.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections - None

B. Subdivision - None

C. Sketch Plats

a. 225 Raritan Center Parkway, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, 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.

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- b. 11 Michelle Avenue, Block 4185, Lot 19.11, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, 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.
  - c. The Oaks at Glenwood, Block 6303, Lots 7 & 3.11, Old Bridge - 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, staff received all conditions previously. Motion carried unanimously.
  - d. Lot 14, Block 147, Deandrea, South Plainfield - 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. AK Prime Realty, 67 Clover 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.
  - f. 432 Beech 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.
  - g. Jacob's Landing, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat, Waive preliminary and final plats staff received all conditions of approval under the site plan submission WO-SP-490. Motion carried unanimously.
2. Preliminary
- a. Monroe 33, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, grant the Applicant's request for an extension until the March 14, 2017 Development Review meeting. Motion carried unanimously.

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3. Final

- a. Lots 2.05 & 2-X (x/2-N1), Block 590, Chen, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approval. Staff received all conditions under preliminary approval.
- b. Regency at Monroe, Phase 9, Sheet 1 of 2, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approval for filing. Motion carried unanimously.
- c. Regency at Monroe, Phase 9, Sheet 2 of 2, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approval for filing. Motion carried unanimously.
- d. Oaks at Glenwood, Sheet 1 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- e. Oaks at Glenwood, Sheet F2 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- f. Oaks at Glenwood, Sheet G2 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- g. Oaks at Glenwood, Sheet H2 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- h. Oaks at Glenwood, Sheet I2 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.

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- i. Oaks at Glenwood, Sheet J2 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- j. Oaks at Glenwood, Sheet K2 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- k. Oaks at Glenwood, Sheet G3 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- l. Oaks at Glenwood, Sheet H3 of 29, Old Bridge - 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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- m. Oaks at Glenwood, Sheet I3 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- n. Oaks at Glenwood, Sheet J3 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- o. Oaks at Glenwood, Sheet K3 of 29, Old Bridge - 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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- p. Oaks at Glenwood, Sheet G4 of 29, Old Bridge - 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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.

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- q. Oaks at Glenwood, Sheet H4 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- r. Oaks at Glenwood, Sheet I4 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- s. Oaks at Glenwood, Sheet J4 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- t. Oaks at Glenwood, Sheet K4 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- u. Oaks at Glenwood, Sheet G5 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- v. Oaks at Glenwood, Sheet H5 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- w. Oaks at Glenwood, Sheet I5 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- x. Oaks at Glenwood, Sheet J5 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.

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- y. Oaks at Glenwood, Sheet K5 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- z. Oaks at Glenwood, Sheet H6 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- aa. Oaks at Glenwood, Sheet I6 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- bb. Oaks at Glenwood, Sheet J6 of 29, Old Bridge - In 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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- cc. Oaks at Glenwood, Sheet K6 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- dd. Oaks at Glenwood, Sheet H7 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- ee. Oaks at Glenwood, Sheet I7 of 29, Old Bridge -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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- ff. Oaks at Glenwood, Sheet 29 of 29, Old Bridge - 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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.

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4. Site Plans

- a. East Brunswick Fire District #1 East Brunswick - In accordance with the staff's recommendation, Mr. Wong, seconded by Mr. Pollando for a conditional site plan approval subject to the receipt of revised plan; Section 11-6 Site Plan Details; Paragraphs L,M,P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: May 9, 2017; road opening permit. Motion carried unanimously.
- b. 225 Raritan Center Parkway, 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. Motion carried unanimously.
- c. 1963 & 1977 Oak Tree Road, Edison - 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 developers agreement. Motion carried unanimously.
- d. Camelot at Edison, Edison - 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 drainage report from the municipality; stormwater maintenance agreement. Motion carried unanimously.
- e. 294 Lincoln Blvd., Middlesex - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- f. Chabad of Monroe, 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; .4 driveway, .12 traffic control; a performance guarantee to be determined; 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: May 9, 2017; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.

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- g. Monroe 33, Monroe - 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 March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- h. Universal Nutrition, How Lane, New 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 P; Section 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing; a performance guarantee to be determined; a drainage report from the municipality; 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: May 9, 2017; road opening permit. Motion carried unanimously.
- i. 44 Stelton Road, SAM NJ LLC, 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 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing; a performance guarantee to be determined; a drainage report from the municipality; 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: May 9, 2017; road opening permit. Motion carried unanimously.
- j. Wells Fargo, Stelton Road, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- k. Chase Bank, Block 268.19, Lot 1, Sayreville - 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.

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- l. Exit 8A Logistics Center, 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 11-6 Site Plan Details: Paragraphs, L, M; P; Section 11-7 Design Standards; .4 driveway, .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; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: May 9, 2017; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- m. Crisdel Group, 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. Motion carried unanimously.
- n. Lots 19 & 24, Block 284, Peak Equipment, South Plainfield - 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. Motion carried unanimously.
- o. 1400 Randolph Urban Renewal, LLC & 1500 Rahway Avenue, 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 March 14, 2017 Development Review Committee meeting. to grant the Applicant's request for an extension until the March 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- p. Jacob's Landing, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval, Staff has received all conditions of approval. Motion carried unanimously.
- q. Maitri Patel, MD, 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; .8 curbing; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

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- r. Park Center, Route 35, Inc., 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,P; Section 11-7 Design Standards; .4 driveway, .8 curbing, .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; road opening permit; approval from the New Jersey Department of Transportation. Motion carried unanimously.

IV. Communications - None

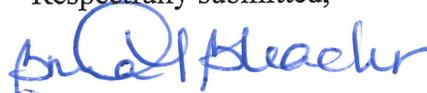
V. Such Other Matters That Have Been Carried Over and/or Other Issues - None

VI. Public Comments -

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

Prepared: February, 2017