

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
March 28, 2017*
Minutes**

COMMITTEE PRESENT

Freeholder Charles Kenny
Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollano, Vice Chairman
Mr. Richard Wallner, County Engineer
Ms. Rani Goomer
Mr. Vincent Martino
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 - None

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.

I. Minutes

Mr. Wong moved, seconded by Mr. Wallner, to approve the Minutes of the January 10, 2017 meeting. Motion carried unanimously. The Minutes of the February 14, 2017 meeting were distributed for review.

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II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. Ralph's Auto Body, Block 73.01, Lot 8.01, South River - 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 \$4,675.00 and retain an application fee in the amount of \$250.00, from the 10% cash portion in the amount of \$467.00 and return the balance of the cash portion in the amount of \$217.00, return the performance bond in the amount of \$4,208.00, 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. Sketch Plats

- a. Lots 5 & 23, Block 991, Pagoda Homes, 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. 603 Sherian Avenue, Block 284, Lot 29, Middlesex - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Motion carried unanimously.
- c. Lots 15 -18, Block 91, Fresh Ponds Property, Milltown - 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 this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- d. John Jarmolowski, Block 535, Lots 87-91, Sayreville - 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. Rashmi Jhaveri and Biren Jhaveri, 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. Monroe 33, Monroe - 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; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 55 feet w/Easement; 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.
- b. South Brunswick Warehouse, Fresh Ponds/Route 130, South Brunswick - 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; a downstream drainage contribution in the amount of \$561.00; stormwater maintenance agreement; submission of the executed developers agreement provided to this office in draft form between South Brunswick Township and the Applicant for the Route 522 Extension. Motion carried unanimously.

3. Final

- a. Costco, Sheet 1 of 2, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.

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- b. Costco, Sheet 2 of 2, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
- c. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- d. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- e. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- f. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- g. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- h. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- i. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.

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- j. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- k. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- l. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- m. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- n. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- o. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- p. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.

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- q. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- r. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- s. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- t. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- u. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- v. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- w. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- x. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.

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- y. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- z. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- aa. Oaks at Glenwood, Sheet J6 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- bb. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- cc. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- dd. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.
- ee. 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 April 11, 2017 Development Review Committee meeting. Motion carried unanimously.

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4. Site Plans

- a. Primrose School, 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; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission received. Motion carried unanimously.
- b. 460 Plainfield Avenue, 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 11-6 Site Plan Details: Paragraphs L; Section 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; a cash contribution in the amount of \$19,225.00. Motion carried unanimously.
- c. Carmax, 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 11-6 Site Plan Details: Section 11-7 Design Standards; .11 drainage; 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.
- d. J & M Furniture, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- e. Kilmer III, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- f. St. Paul The Apostle Senior Housing, 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 11-6 Site Plan Details: Paragraphs L,P; Section 11-7 Design Standards; .11 drainage, .12 traffic control; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

- g. Monroe 33, 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 .4 driveway, .5 pavement, .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; 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; accept a cash contribution for improvements for a 300 feet length of Butcher Road. Motion carried unanimously.

- h. Stormwater Management Plan Reclamation Technologies, Inc., Integrated Industries, 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; .11 drainage; 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: June 13, 2017; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

- i. L & E Associates, Block 21001, Lots 25 & 26, 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 drainage report from the municipality; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 32 feet; Width of Dedication TBD feet; Length of Dedication 299.86 feet; Total Square Feet TBD; Date Deed Due: June 13, 2017; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

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- j. Proposed Gas & QSR/C-Store, 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,s; Section 11-7 Design Standards; .8 curbing; a performance guarantee to be determined; road opening permit; approval from the New Jersey Department of Transportation. Motion carried unanimously.
- k. 121 Metlars Lane, Clemente, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- l. Valencia Gardens, Old New Brunswick 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 a drainage report from the municipality; stormwater maintenance agreement. Motion carried unanimously.
- m. Modway Furniture, 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 a performance guarantee to be determined; stormwater maintenance agreement; road opening permit. Motion carried unanimously.
- n. South Brunswick Warehouse, Fresh Ponds/Route 130, 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 a downstream drainage contribution in the amount of \$561.00; stormwater maintenance agreement; submission of the executed developers agreement provided to this office in draft form between South Brunswick Township and the Applicant for the Route 522 Extension. Motion carried unanimously.
- o. Fine Trucking, South Plainfield - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollano, 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, .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 44 feet; Width of Dedication 4 feet; Length of Dedication 213.75 feet; Total Square Feet 855; Date Deed Due: June 13, 2017; road opening permit. Motion carried unanimously.

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- p. 1400 Randolph Urban Renewal, LLC & 1500 Rahway Avenue, Woodbridge -
In accordance with the staff's recommendation, Mr. Wong moved, seconded by
Mr. Pollano, for a conditional site plan approval subject to the receipt of revised
plans; Section 11-6 Site Plan Details: Paragraphs 1; Section 11-7 Design
Standards; .8 curbing, .11 drainage; a performance guarantee to be determined;
road opening permit. 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. Wong, seconded by Mr. Pollando, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher

Development Review Secretary

Prepared: April 10, 2017

*Rescheduled due to Snow Storm.