

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Bldg.
Freeholder Meeting Room, New Brunswick, NJ 08901
April 11, 2017
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Richard Wallner, County Engineer
Ms. Rani Goomer
Mr. Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Mr. Stanley Olszeswki, Supervisor, Development Review
Mr. Jim Lentino, Principal 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. Wallner moved, seconded by Ms. Goomer, to approve the Minutes of the February 14, 2017 meeting. Motion carried unanimously. The minutes of the March 28, 2017* meeting were distributed for review.

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II. Old Business

A. Subdivision

- a. 1940 Sixth Street, North Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a reconsideration of a classified "B" sketch plat, a cash contribution in the amount of \$4,460.00 for road improvements. Motion carried unanimously.

B. Release of Performance Guarantees

- a. Regency at Monroe (Spotswood-Englishtown & Buckelew Intersection), Monroe- In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for the return of a performance guarantee in the amount of \$999,671.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$99,967.00 and return the balance of the cash portion in the amount of \$98,967.00, return the performance bond in the amount of \$899,704.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. South Brunswick Manor, South Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for the return of a performance guarantee in the amount of \$913,105.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$91,310.00 and return the balance of the cash portion in the amount of \$90,310.00, return the performance bond in the amount of \$821,795.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Application Rejections

- a. Meditation Center, Edison
- b. 13 East Railroad Avenue, Jamesburg

In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to accept the list of rejection applications. Motion carried unanimously.

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B. Subdivisions

1. Sketch Plats

- a. 17 Jackson Avenue, Carteret – In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a classified “A” sketch plat. Waiver preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. 388 Fairview Avenue, Facciporti, Dunellen – In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a classified “A” sketch plat. Waiver preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 1 Brook Avenue, Edison – In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a classified “A” sketch plat. Waiver preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. Inman Sports Club, Edison– In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a classified “B” sketch plat. Waiver preliminary and final plats upon the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs G; Section 11-7 Design Standards; .1 layout, .2 sidewalk, .4 curbing; a performance guarantee to be determined; developer's agreement; road opening permit; the New Jersey Department of Environmental Protection. Motion carried unanimously.
- e. 212 W. Chestnut Avenue, Metuchen– In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a classified “A” sketch plat. Waiver preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- f. 31 Goodrich Street, Woodbridge– In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a classified "A" sketch plat. Waiver preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary Applications

- a. Princeton Healthcare Campus, Riverview, Plainsboro - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a preliminary subdivision approval. Motion carries unanimously.

3. Final Applications

- a. Oaks at Glenwood, Sheet 1 of 29, Old Bridge -In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 2017 Development Review Committee meeting. Motion carried unanimously.

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- f. Oaks at Glenwood, Sheet J2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 2017 Development Review Committee meeting. Motion carried unanimously.
- g. Oaks at Glenwood, Sheet K2 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 2017 Development Review Committee meeting. Motion carried unanimously.

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- n. Oaks at Glenwood, Sheet H4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 2017 Development Review Committee meeting. Motion carried unanimously.
- o. Oaks at Glenwood, Sheet I4 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 2017 Development Review Committee meeting. Motion carried unanimously.

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- v. Oaks at Glenwood, Sheet K5 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 2017 Development Review Committee meeting. Motion carried unanimously.
- w. Oaks at Glenwood, Sheet H6 of 29, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 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. Wallner moved, seconded by Ms. Goomer, to grant the Applicant's request for an extension until the May 9, 2017 Development Review Committee meeting. Motion carried unanimously.

- dd. Princeton Healthcare Campus, Riverview, Plainsboro - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for final subdivision approval. Motion carried unanimously.

C. Site Plans

- a. Cranbury Public Library, Cranbury - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a conditional site plan approval subject to the receipt of municipal drainage report; a Stormwater maintenance agreement. Motion carried unanimously.
- b. Chelsea Building, Dunellen - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a site plan approval. Motion carried unanimously.
- c. Middlesex County Vocational & Technical School, East Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a conditional site plan approval subject to the receipt of a performance guarantee to be determined; a road opening permit. Motion carried unanimously.
- d. Verizon Wireless, 282 Route 18, East Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for an exempt site plan approval. This site does not adversely affect a county road or drainage facility. Motion carried unanimously.
- e. 36 Meridian Road, Indie Bridge, LLC, Edison - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for an site plan approval. This site does not adversely affect a county road or drainage facility. Motion carried unanimously.
- f. Highland Park Borough Solar Project, Highland Park - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for an exempt site plan approval. This site does not adversely affect a county road or drainage facility. Motion carried unanimously.

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- g. Straight Edge Striping, Wilton Avenue, Middlesex - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a conditional site plan approval subject to the receipt of municipal drainage report; a Stormwater maintenance agreement. Motion carried unanimously.
- h. The Edge at Applegarth, Monroe - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, 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; a performance guarantee to be determined; 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 TBD Feet ; Date Deed Due: TBD; a road opening permit. Motion carried unanimously.
- i. 172 George Street, Singh & Bindra, Inc., New Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; a performance guarantee to be determined; 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 TBD Feet ; Date Deed Due: TBD; a road opening permit. Motion carried unanimously.
- j. Wawa, Cozzens Lane, North Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; municipal drainage report; 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 TBD Feet ; Date Deed Due: TBD; a road opening permit; approval from the New Jersey Department of Transportation. Motion carried unanimously.

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- k. Kennedy International Warehouse, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; municipal drainage report; a Stormwater maintenance agreement; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- l. Princeton Healthcare Campus, Riverview, Plainsboro - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for an exempt site plan approval. This site does not adversely affect a county road or drainage facility. Motion carried unanimously.
- m. South Brunswick Redevelopment, South Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, 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 New Jersey Department of Environmental Protection; approval from the New Jersey Department of Transportation. Motion carried unanimously.
- n. 111 Saint Nicholas Avenue, Highland Park - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, for an exempt site plan approval. This site does not adversely affect a county road or drainage facility. Motion carried unanimously.
- o. New Durham Medical Building, South Plainfield - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Ms. Goomer, 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; .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; a performance guarantee to be determined; a Stormwater maintenance agreement; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

V. Communications – None

VI. Such Other Matters That Have Been Carried and/or Other Issues of Old Business – None

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VII. Public Comments – None

VIII. Adjournment -

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

Respectfully submitted,



Brenda L. Bleacher
Development Review Secretary

*Rescheduled due to Snow Storm.

Prepared: May 5, 2017