

**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  
June 13, 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 Haussenmann, Council Pres., South River  
Mr. Dave Akins, Piscataway  
Mr. Ken Pape, HP, LLC  
Mr. Onsy Youssef  
Mr. Anthony DeLodeueco, Tony DEP, St. Mary's  
Mr. Gregg Sarkley, G. Baekley Engineering, Queen St. Mary's  
Mr. Aashey Mehta  
Mr. Narinder Ahuja, French & Parrello, Jet USA  
Mr. Craig Cherry, Toll Brothers, Mindel, South Brunswick  
Mr. Jay Kruse, ESE Consulting, Inc., Mindel, South Brunswick Twp.

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.

Development Review Committee Meeting  
June 13, 2017

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. Ververides, to approve the Minutes of the April 11, 2017 meeting. Motion carried unanimously. The Minutes of the May 9, 2017 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

a. Costco, Monroe - 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 \$9,579.00 and retain an application fee in the amount of \$250.00, and return the balance of the cash portion in the amount of \$9,329.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

b. Valley View, Monroe - 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 \$76,291.00 and retain an application fee in the amount of \$750.00, from the 10% cash portion in the amount of \$7,629.00 and return the balance of the cash portion in the amount of \$6,879.00, return the performance bond in the amount of \$68,662.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections

a. 200 Compton Avenue, Edison - 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. 517 Jefferson Avenue, Block 9, Lot 1, Dunellen - 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. 51 Lahiere Avenue, 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 3900 & 3910 Park Avenue, Edison - 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 upon the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs G; Section 10-7 Design Standards .1 layout, .4 curbing; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- d. 700 Willow Avenue, Block 207, Lot 4, North Brunswick - 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- e. 1600 Holly Road-Tom Reves, North Brunswick - 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- f. Walgreens, Old Bridge - 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

Development Review Committee Meeting  
June 13, 2017

- g. Raritan Bay Medical Center, Old Bridge - 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- h. 529 Henry Street, South Amboy - 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- i. 1 Beekman Road, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "C" sketch plat. This since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- j. 99 Major Road, South Brunswick - 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- k. 960 Green 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; since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary

- a. Edison Towne Square, Phase 3, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

Development Review Committee Meeting  
June 13, 2017

- b. Georgetown Estates, 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 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: September 12, 2017; road opening permit; provide a cash contribution for full improvements along 413' of frontage on Block 36, Lot 9.02; 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. Edison Towne Square, Phase 3, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
    - b. Mount Mills Estates, Monroe- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
4. Site Plans
    - a. Alfieri - Half Acre Road, Cranbury - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval, previously received conditions. Motion carried unanimously.
    - b. Prologis Park Cranbury, Station Road, Cranbury - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval, previously received conditions. Motion carried unanimously.

Development Review Committee Meeting  
June 13, 2017

- c. East Brunswick Acura, East Brunswick - In accordance with the staff's recommendation, Mr. Ververides 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; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; proof of submission from the New Jersey Department of Transportation. Motion carried unanimously.
- d. Open Road Mini, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for an exempt site plan application, this site does not adversely impact a County road or drainage facility and has less than one acre of impervious cover. Motion carried unanimously.
- e. 168 Woodbridge Avenue, Highland Park - 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; .7 sidewalk, .8 curbing, .10 utilities, .12 traffic; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- f. Costello-Runyon Funeral Home, Metuchen - 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 \$212.00. Motion carried unanimously.
- g. Lila Properties, LLC, Metuchen - 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, .10 utilities, .11 drainage; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- h. CVS Pharmacy, Metuchen - 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 of impervious cover. Motion carried unanimously.

Development Review Committee Meeting  
June 13, 2017

- i. University Nutrition, How Lane, New Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, withdrawal. Motion carried unanimously.
- j. Sutton II, LLC, Gordon Lane, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, site plan approval. Motion carried unanimously.
- k. Georgetown Estates, 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; Paragraph L, M, P; Section 11-7 Design Standards; .11 Drainage,. 12 Traffic Control; 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 Feet TBD ; Date Deed Due: September 12, 2017; road opening permit; 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.
- l. Renaissance Apartments, 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 Municipal Drainage Report; stormwater maintenance agreement. Motion carries unanimously.
- m. Vision Stream, Block 12261, Lot 14, 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; Paragraph; L, M; Section 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing, .11 drainage; 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: September 12, 2017; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

Development Review Committee Meeting  
June 13, 2017

- n. 4307 New Brunswick Avenue, South Plainfield - 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; Paragraph L.P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; .11 drainage; a performance guarantee to be determined; a road opening permit. Motion carried unanimously.
  - o. 1 Woodbridge Center Rehabilitation, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely affect a County road or drainage facility. Motion carried unanimously.
  - p. HPFVII Metro Park II, LLC, 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 11-7 Design Standards; .4 driveway, .12 traffic control; a fair share contribution ofr County Project (Sidewalk, Curb). Motion carried unanimously.
  - q. The Grande at Metropark, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely affect a County road or drainage facility. Motion carried unanimously.
  - r. Urban Edge Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, site plan approval. This site does not adversely affect 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

Development Review Committee Meeting  
June 13, 2017

VII. Adjournment

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

Respectfully submitted,



Brenda L. Bleacher

Development Review Secretary

Prepared: June, 2017