

**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  
July 9, 2017  
Minutes**

COMMITTEE PRESENT

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

STAFF PRESENT

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, Council 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.

I. Minutes

Mr. Wong moved, seconded by Mr. Pollando, to approve the Minutes of the May 9, 2017 meeting. Motion carried unanimously. The Minutes of the June 13, 2017 meeting were distributed for review.

Development Review Committee Meeting  
July 9, 2017

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. 2 Farmhaven Avenue, Edison (Mukherjee)- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for the return of a performance guarantee in the amount of \$4,244.00 and retain an application fee in the amount of \$250.00 return the balance of the cash portion in the amount of \$3,994.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. Raritan River Landing, South Amboy - 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 \$162,470.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$16,247.00 and return the balance of the cash portion in the amount of \$15,247.00, return the performance bond in the amount of \$146,233.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- c. Donna Unerwood-Gess, South Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the Retention of a performance guarantee in the amount of \$14,635.00, 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. 940 Beatrice Parkway, 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.

Development Review Committee Meeting  
July 9, 2017

- b. Sebastian Russo, Monroe - 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.
  - c. Bienvenido Marte, 165 Pulaski, Perth 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. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
  - d. 687 Ford and 109 Mason Avenue, 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. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
  - e. Jamie Gordon, 71 Izola 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.
2. Preliminary
- a. 17A and 19 Maplehurst Lane, Frank Morano, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
3. Final
- a. 17A and 19 Maplehurst Lane, Frank Morano, Piscataway - 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.

4. Site Plans

- a. Carteret Performing Arts Center, Carteret - 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 10-6.2 Plat Details: Paragraphs l,p; Section 10-7 Design Standards .7 sidewalk, .8 curbing, .10 utilities, .11 drainage; road opening permit. Motion carried unanimously.
- b. QuickChek, 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 approval from the New Jersey Department of Transportation. Motion carried unanimously.
- c. 125 Jackson Avenue, Edison - 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.
- d. 333 & 343 Thornall Street, 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; stormwater maintenance agreement. Motion carried unanimously.
- e. Metroplex Freezer Building Addition, 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.
- f. Lincoln Blvd. Redevelopment, Middlesex - 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 10-6.2 Plat Details: Paragraphs p; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; stormwater maintenance agreement; developer's agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline; Width of Dedication; Length of Dedication; Total Square Feet; Date Deed Due. Motion carried unanimously.

Development Review Committee Meeting  
July 9, 2017

- g. Icon Dance Studio, 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 10-6.2 Plat Details: Paragraphs l; Section 11-7 Design Standards; .11 drainage; approval from the New Jersey Department of Environmental Protection; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.
- h. Tacoria Restaurant, Easton Avenue, 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; Section 10-6.2 Plat Details: Paragraphs p; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- i. AvalonBay Communities, Inc., Block 17000, Lots 5, 6 & 28.112, 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 11-7 Design Standards; .11 drainage; a drainage report from the municipality; stormwater maintenance agreement; developer's agreement; approval from the Middlesex County Mosquito Extermination Commission; the New Jersey Department of Transportation. Motion carried unanimously.
- j. Lancha Construction Corporation, Block 23000, Lot 2, 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 10-6.2 Plat Details: Paragraphs l,m; Section 11-7 Design Standards; .5 pavement, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline feet; Width of Dedication feet; Length of Dedication feet; Total Square Feet ; Date Deed Due; road opening permit. Motion carried unanimously.
- k. Aco Arsov, Block 17.01, Lot 5, 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 10-6.2 Plat Details: Paragraphs l,m; Section 11-7 Design Standards; .4 driveway, .5 pavement, .8 curbing, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline feet; Width of Dedication feet; Length of Dedication 286 feet; Total Square Feet; Date Deed Due; road opening permit. Motion carried unanimously.

Development Review Committee Meeting  
July 9, 2017

- l. 50 Cragwood Road, 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.
- m. J.P. Express, 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. 705 St. Georges Avenue, Woodbridge - 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 surface. Motion carried unanimously.
- o. Burger King, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a 10-6.2 Plat Details: Paragraphs l,p; Section 11-7 Design Standards; .7 sidewalk, .9 sight triangle; road opening permit. Motion carried unanimously.
- p. Verizon Wireless, 1077 US Hwy. 1, Woodbridge- 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 surface. 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