

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
August 8, 2017
Minutes**

COMMITTEE PRESENT

Mr. Thomas Pollano, Vice Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Richard Wallner, County Engineer
Ms. Rani Goomer
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. Eric Sims, Buckeye, Perth Amboy
Mr. Steve Hehl, Hehl Hehl, PC, Buckeye, Perth Amboy

Vice Chairman Thomas Pollano 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. Ververides moved, seconded by Mr. Wallner, to approve the Minutes of the June 13, 2017 meeting. Motion carried unanimously. The Minutes of the July 11, 2017 meeting were distributed for review.

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II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. Edison Branch YMCA, Edison - 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 \$21,606.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$21,106, 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. 9 Plaza Place, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. 200 Compton Avenue, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. Block 52-A, Lot 21, Fox & Foxx, Edison- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. 321 Donaldson Street, Highland Park - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- f. 131 Walnut Street, Block 123, Lot 5, Middlesex- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- g. Edgewood Properties, Lots 2.12 & 2.13, Block 25, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner for a classified "B" sketch plat. Waive preliminary and final plats all conditions required under previously submitted site plan application. Motion carried unanimously.
- h. 629 Wood Avenue, North Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner 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. Manzo, Block 5001, Lot 13.15, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner for a classified "B" sketch plat. Consider waiving preliminary and final plats upon the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs P; Section 10-7 Design Standards .2 sidewalks, .4 curbing; a performance guarantee to be determined; a drainage report from the municipality; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication 277.9 feet; Total Square Feet TBD ; Date Deed Due: November 14, 2017; road opening permit. Motion carried unanimously.
- j. Lot 3.01, Block 18, Dallenbach Sand Co., South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner for a classified "B" sketch plat. Consider waiving preliminary and final plats upon the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs P; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication 277.9 feet; Total Square Feet TBD ; Date Deed Due: November 14, 2017. Motion carried unanimously.

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- k. Lots 4, 5.02 & 5.311, , Dallenbach Sand Co., South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner for a classified "B" sketch plat. Consider waiving preliminary and final plats upon the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs P; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication 277.9 feet; Total Square Feet TBD; Date Deed Due: November 14, 2017. Motion carried unanimously.
 - l. 83 Stults Road, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner 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
2. Preliminary
- a. 50 Dey Road, Place at Plainsboro, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner for preliminary subdivision approval. Motion carried unanimously.
 - b. Fulton's Landing, Block 249, Lots 1, 1, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to grant toe Applicant's request for an extension until the September 12, 2017 Development Review meeting. Motion carried unanimously.
3. Final
- a. Woodhaven Village, Sheet 1, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to amended final plat approval. All conditions of preliminary approval were received. Motion carried unanimously.
 - b. Woodhaven Village, Sheet 2, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to amended final plat approval. All conditions of preliminary approval were received. Motion carried unanimously.

- c. Woodhaven Village, Sheet 3, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to amended final plat approval. All conditions of preliminary approval were received. Motion carried unanimously.
- d. 50 Dey Road, Place at Plainsboro, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final subdivision approval. Motion carried unanimously.

4. Site Plans

- a. Kinder Morgan Liquid Terminal, Carteret - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. East Brunswick Daycare, East Brunswick- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, 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, .7 sidewalk, .8 curbing, .11 drainage; 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: November 14, 2017; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- c. TFT Equity, LLC, East Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for site plan approval. All required conditions received under prior site plan. Motion carried unanimously.
- d. 122 James Street, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for an exempt site plan. Application is not on a County road and has less than one acre impervious coverage. Motioned carried unanimously.

- e. 7-Eleven, Lincoln Blvd., Middlesex - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, 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 Feet TBD; Date Deed Due: November 14, 2107; road opening permit. Motion carried unanimously.
- f. Riverside Center/Warehouse Dist., Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, 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; .11 drainage; the New Jersey Department of Environmental Protection; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.
- g. Hilton Suites, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for site plan approval. Motion carried unanimously.
- h. Residence of Easton & Hamilton, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; 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: November 14, 2017; road opening permit. Motion carried unanimously.
- i. Manzo, Block 5001, Lot 13.15, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a condition site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, M; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; a performance guarantee to be determined; a drainage report from the municipality; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication 277.9 feet; Total Square Feet TBD; Date Deed Due: November 14, 2017; road opening permit. Motion carried unanimously

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- j. Seacoast Construction, Block 25000, Lot 8.11, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, 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; .7 sidewalk, .8 curbing; .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication 175 feet; Total Square Feet TBD; Date Deed Due: November 14, 2017; road opening permit. Motion carried unanimously.
- k. Buckeye Perth Amboy Terminal, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- l. Weeks Marine, Inc., Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, 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; .11 drainage, .12 traffic control; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- m. Penford Group, LLC, Piscataway- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of a drainage report from the municipality; developer's agreement. Motion carried unanimously.
- n. 50 Dey Road, Place at Plainsboro, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; Developer's agreement; road opening permit. Motion carried unanimously.

- o. Devimy Equities, Block 62, Lots 10-12, South Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to grant the Applicants request for an extension until the September 12, 2017 Development Review meeting. Motion carried unanimously.
- p. 83 Stults Road, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, 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; developer's agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.
- q. International Flavors & Fragrances, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- r. Trumpf Photonics, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; stormwater maintenance agreement received; 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.
- s. Columbia Bank, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for an exempt site plan approval. Application is not on a County road and has less than one acre of impervious coverage. Motion carried unanimously.

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- 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. Ververides, seconded by Mr. Wallner , the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher
Development Review Secretary

Prepared: August, 2017