

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
October 10, 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
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 Haussermann, Council President South River
Mr. Dave Akins, Piscataway

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.

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I. Minutes

Mr. Ververides moved, seconded by Ms. Goomer, to approve the Minutes of the August 8, 2017 meeting. Motion carried unanimously. The Minutes of the September 12, 2017 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. 140 Durham Avenue, Metuchen - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for the return of a performance guarantee in the amount of \$ and retain an application fee in the amount of \$, from the 10% cash portion in the amount of \$ and return the balance of the cash portion in the amount of \$, return the performance bond in the amount of \$, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. French Street, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for the return of a performance guarantee in the amount of \$ and retain an application fee in the amount of \$, from the 10% cash portion in the amount of \$ and return the balance of the cash portion in the amount of \$, return the performance bond in the amount of \$, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections

- a. 61 E. Rarilroad Avenue, Jamesburg
- b. 174 Fiat Ae. & 177 Perhing Ave., Woodbridge

In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to accept the list of rejected applications. Motion carried unanimously.

B. Sketch Plats

- a. Lot 32, Block 148, Shafar, Monroe - In accordance with the staff's recommendation, Mr. moved, seconded by Mr., for a classified "B" sketch plat. Waive preliminary and final plats upon the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs Q; Section 10-7 Design Standards .1 ROW, .2 Sidewalk, .3 Pavement, .4 Curbing; a performance guarantee to be determined; A Dedication and Reservations of County Road Right-of-Way to be determined; proof of submission to the New Jersey Department of Environmental Protection. Motion carried unanimously.
- b. 80 Commonwealth, Piscataway- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats since this does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 8 Wildwood place, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats since this does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary

- a. Brickyard, Cranbury - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for preliminary subdivision approval, conditions of site plan previously approved and received. Motion carries unanimously.
- b. Fulton's Landing, Blocks 250 & 251, Lots 1 & 1, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, grant Applicant's request for an extension until the November 14, 2017 Development Review Committee meeting. Motion carried unanimously.

3. Final

- a. Brickyard, Cranbury - In accordance with the staff's recommendation, Mr. moved, seconded by Mr. Ververides, for final approval, conditions of site plan previously approved and received. Motion carried unanimously.

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- b. Fulton's Landing, Blocks 250 & 251, Lots 1 & 1, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando final approval. Motion carried unanimously.

4. Site Plans

- a. Eisenhower Plaza-WaWa, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request to withdrawal the application from the January 8, 2013 Development Review meeting. Motion carried unanimously.
- b. Eisenhower Plaza-Wawa, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, grant Applicant's request for an extension until the November 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- c. Evgo Menlo Park Mall, Edison - In accordance with the staff's recommendation, Mr. Ververides 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. Summit Assoc., 450 Raritan Ctr. Pkwy., Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an exempt site plan. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- e. 319-335 Lake Avenue, Metuchen - 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 approval from the New Jersey Department of Transportation.
- f. Guru Nanak Sikh Heritage, Inc., Monroe - 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; approval from the New Jersey Department of Environmental Protection; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.

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- g. Medical Office, 235 Prospect Plains, Monroe- 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 11-6 Site Plan Details; Paragraphs L,M,P; 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; road opening permit
- h. American Plaza, Block 21002, Lot 3, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the November 14, 2017 Development Review Committee meeting. Motion carried unanimously.
- i. The Place at Plainsboro, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, , to grant the Applicant's request to withdrawal of the previously submitted site plan application that received Board Action on August 8, 2017. Motion carried unanimously.
- j. The Place at Plainsboro, Plainsboro - 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; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; road opening permit. Motion carried unanimously.
- k. Integrated Industries, Block 58, Lots 1-3, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request to withdrawal of the previously submitted site plan application that received Board Action on August 8, 2017. Motion carried unanimously.
- l. 581 Main Street, Woodbridge- 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 11-6 Site Plan Details; Paragraphs L; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

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- m. 915 St. George Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides 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 imperious cover. 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. Ververides, seconded by Mr. Pollando, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher
Development Review Secretary

Prepared: October, 2017