

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
November 14, 2017
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Ronald Sendner, County Engineer
Ms. Rani Goomer
Mr. Vincent Martino
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. 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. Pollando moved, seconded by Mr. Wong, to approve the Minutes of the September 12, 2017 meeting. Motion carried unanimously. The Minutes of the October 10, 2017 meeting were distributed for review.

II. Old Business

A. Subdivision

- a. 3900 and 3910 Park Avenue, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a reconsideration "B" Sketch Plat, waive preliminary and final plats all conditions of approval have been received. Motion carried unanimously.

B. Release of Performance Guarantees

- a. The Gables, 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 \$78,686.00 and retain an application fee in the amount of \$750.00, from the 10% cash portion in the amount of \$7,669.00 and return the balance of the cash portion in the amount of \$6,919.00, return the performance bond in the amount of \$69,017, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. The General Saloon, Block 18027, Lot 274.3, Old Bridge - 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 \$11,500.45 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$1,045.22 and return the balance of the cash portion in the amount of \$545.22, return the performance bond in the amount of \$10,455.23, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

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III. New Business

A. Development Applications Rejections

a. Halls Warehouse, South Plainfield

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

B. Sketch Plats

a. Dzordz Anglevski, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the December 12, 2017 Development Review Committee meeting. Motion carried unanimously.

b. 89 & 92 Pacific Street, 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. Lots 1-48, Block 106.61, Giancola, 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 since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

d. Amarath at North Brunswick, North Brunswick - 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. Motion carried unanimously.

f. AGS Properties 1, LLC, 134 Goodrich 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.

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2. Preliminary

- a. Fulton's Landing, Blocks 249, 250, Lots 1, 1, Sayreville- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the December 12, 2017 Development Review meeting. Motion carried unanimously.

3. Final

- a. South Brunswick Properties, South Brunswick- 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. CareOne at East Brunswick, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request to withdrawal the previously submitted site plan application received on November 22, 2013. Motion carried unanimously.
- b. CareOne at East Brunswick, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan subject to the receipt of revised plans; Section 10-7 Design Standards .11 drainage, .12 Traffic Control; a performance guarantee to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- c. McDonald's USA, LLC, East Brunswick - 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. Motion carried unanimously.
- d. Eisenhower Plaza, Wawa, 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 10-6.2 Plat Details: Paragraphs L; Section 10-7 Design Standards .4 driveway; cash contribution; a performance guarantee to be determined; a performance guarantee to be determined. Motion carried unanimously.

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- e. Volvo of Edison, 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 approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- f. 300 Lincoln Boulevard, 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 10-7 Design Standards .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.
- g. Costco, Monroe - 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.
- h. Macritchie Storage, LLC, How Lane, 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 revised plans; Section 10-7 Design Standards .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.
- i. Amarath at North Brunswick, North 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 a drainage report from the municipality; stormwater maintenance agreement. Motion carried unanimously.
- j. American Plaza, Block 21002, Lot 3, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the December 12, 2017 Development Review Meeting. Motion carries unanimously.
- k. Gillette Enterprises, Block 58, Lots 1-3, Sayreville - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the December 12, 2017 Development Review Meeting. Motion carries unanimously.

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- l. 60 Whitehead Avenue, Block 285, Lot 5.01, South River - 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 10-7 Design Standards .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
 - m. 24 Hour Fitness, 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. Motion carried unanimously.
 - n. Cedar Meadows, 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 a developer's agreement. Motion carried unanimously.
 - o. Woodbridge Self Storage, 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 approval from the New Jersey Department of Transportation. 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