

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
January 9, 2018
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Richard Wallner, County Engineer
Mr. Jason Friedman
Ms. Rani Goomer
Harold Parra, Esq., Acting 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
Mr. Ken Preteroti, 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 Mr. Wallner, to approve the Minutes of the November 14, 2017 meeting. Motion carried unanimously. The Minutes of the December 12, 2017 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

a. Vitale Development Group, Inc. (AJB Home Construction), East Brunswick - 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 \$52,682.00 and retain an application fee in the amount of \$750.00, from the 10% cash portion in the amount of \$5,268.00 and return the balance of the cash portion in the amount of \$4,518.00, return the performance bond in the amount of \$47,414.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

b. Zappia Investments, LLC, 1005, 1031 - 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 \$20,743.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$20,243.00, 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. Lot 62, Block 12261, Nunzio LaSpata, Old Bridge - 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 upon the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs P; Section 10-7 Design Standards .2 sidewalk, .4 curbing; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 36 feet; Width of Dedication TBD feet; Length of Dedication 277.9 feet; Total Square Feet TBD; Date Deed Due: April 10, 2018; a road opening permit. Motion carried unanimously.
- b. Lot 8.11, Block 13003, Longwood Cross Homes, Old Bridge - 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. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. Edgerton Boulevard, Yardley & Ask Street, Woodbridge - 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. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary

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

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3. Final

- a. Dylan Estates, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. 11 Michelle Avenue, Block 4185, Lot 19.11, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, reviewed for filing. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. Chamberlain Estates, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final plat approval subject to the receipt of revised plans; Section 10-7 Design Standards .9 drainage; a stormwater maintenance agreement. Motion carried unanimously.
- d. Rockerfeller, River Road, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final approval. Motion carried unanimously.
- e. Fulton's Landing, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for an extension until the February 13, 2018 Development Review meeting. Motion carried unanimously.
- f. 2270 Route 130, LLC, South Brunswick Warehouse, South Brunswick - - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.
- g. Point of Woods, Sheet 1 of 3, South Brunswick - - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.
- h. Point of Woods, Sheet 2 of 3, South Brunswick - - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.

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- i. Point of Woods, Sheet 3 of 3, South Brunswick - - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.

4. Site Plans

- a. Prologist, Station Road, Cranbury - 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 Section 11-7 Design Standards; .8 curbing; a performance guarantee to be determined; township ordinance; a road opening permit. Motion carried unanimously.
- b. Hidden Oak Woods, 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 11-7 Design Standards; .11 drainage; a Stormwater maintenance agreement. Motion carried unanimously.
- c. 154 Woodbridge Avenue, Highland Park- 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,P; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing; a performance guarantee to be determined; a road opening permit. Motion carried unanimously.
- d. 510 Englishtown Road, 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 M,P; Section 11-7 Design Standards; .4 driveway; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 36 feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: April 10, 2018; a road opening permit. Motion carried unanimously.
- e. 142 French Street, 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 11-6 Site Plan Details; Paragraphs P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; a performance guarantee to be determined; a road opening permit. Motion carried unanimously.

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- f. American Plaza, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to grant the Applicant's request for an extension to the February 13, 2018 Development Review Committee meeting. Motion carried unanimously.
- g. 475 Smith Street, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, Section 11-6 Site Plan Details; Paragraphs; L, P; Section 11-7 Design Standards; a performance guarantee to be determined; a road opening permit. Motion carried unanimously.
- h. Block 58, Lots 1-3, Gillette, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to grant the Applicant's request for an extension to the February 13, 2018 Development Review Committee meeting. Motion carried unanimously.
- i. Castle Hill Builders, Block 116, Lot 19.09, South 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, M, P; Section 11-7 Design Standards; .4 driveway, .5 pavement, .7 sidewalk, .8 curbing; a performance guarantee to be determined; a maintenance agreement for existing retaining wall; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 36 feet; Width of Dedication TBD feet; Length of Dedication 100 feet; Total Square Feet TBD; Date Deed Due: April 10, 2018; a road opening permit. Motion carried unanimously.
- j. 23 Roberts Street, South Brunswick - 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.
- k. Brooks Crossing Elementary School, South Brunswick - 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. Schenkman/Kushner, 161 Docks Corner Associates, LLC, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Wallner, to grant the Applicant's request for withdrawal of the previously submitted site plan application. Motion carried unanimously.

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- m. Chase, Woodbridge - 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, P; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .9 sight lines; a sight triangle agreement; a road opening permit. Motion carried unanimously.
- n. J & G Property Holdings, Inc., Woodbridge - 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.

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: January, 2018