

**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  
March 13, 2018  
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman  
Mr. Thomas Pollando, 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. Dave Akins, Piscataway  
Mr. Shawn P. Hausserman, Councilman, Borough of South River  
Ms. Rachael Smith, Buckeye, Perth Amby  
Mr. Steve Hehl, Esq., Buckeye, Perth Amboy

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. Pollando, to approve the Minutes of the January 9, 2018 meeting. Motion carried unanimously. The Minutes of the February 13, 2018 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. 114 Lakeview Avenue, South Plainfield - 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 \$ 23,250.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$22,750.00, 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. 39 Madison Avenue, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Gump Industries, II, Block 58, Lots 1-3, 3.01 & 4, Sayreville- In accordance with the staff's recommendation, Mr. Ververides 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.

- c. Friendship Road Tract, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides 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. 174 Fiat Ave., & 177 Perishing Ave., 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 site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- e. 264-266 Woodbridge Avenue, 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 site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- f. 62 Berkley Boulevard, Woodbridge- In accordance with the staff's recommendation, Mr. Ververides 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.

2. Preliminary

- a. Oaks at Glenwood, Blocks 7120 & 7123, Lots 1-4, 9 & 10, Old Bridge- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final subdivision approval. Motion carried unanimously.
- b. Fulton's Landing, Blocks 249 & 250, Lots 1 & 1, Sayreville - 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 April 10, 2018 Development Review meeting. Motion carried unanimously.
- c. 310 Elm Street, South Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for preliminary Subdivision review. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- d. Mindel (Major Road) Tract, South Brunswick - 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 April 10, 2018 Development Review meeting. Motion carried unanimously.
3. Final
    - a. Jacobs Landing, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides 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. Park Chateau Hotel, East Brunswick - 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 April 10, 2018 Development Review Meeting. Motion carried unanimously.
    - b. Oak Tree Road Day Care, Edison- 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 April 10, 2018 Development Review Meeting. Motion carried unanimously.
    - c. 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 April 10, 2018 Development Review Meeting. Motion carried unanimously.
    - d. Buckeye Perth Amboy Terminal, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt revised plans; Section 11-6 Site Plan Details; Paragraphs 1,s; Section 11-7 Design Standards; .11 drainage, .12 traffic control; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

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- e. BD & WL Enterprises, LLC, South Brunswick - 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. Motion carried unanimously.
- f. Constable Elementary School, South Brunswick - 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.
- g. 1343 oak Tree Road, 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 1,p; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit/ Motion carried unanimously.

IV. Communications - None

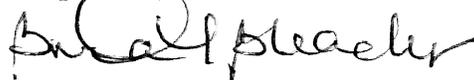
V. Such Other Matters That Have Been Carried Over and/or Other Issues – None

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: March, 2018