

**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  
April 10, 2018  
Minutes**

COMMITTEE PRESENT

Freeholder Director Ronald G. Rios  
Mr. Matthew Vaughn, Chairman  
Mr. Thomas Pollando, Vice Chairman  
Mr. George M. Ververides, Director of County Planning  
Mr. Richard Wallner, County Engineer  
Ms. Rani Goomer  
Mr. Erik Wong  
Steven D. Cahn, Esq., Planning Board Counsel  
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Louis Greenwell, Director of Comprehensive Planning  
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. Wong moved, seconded by Mr. Pollando, to approve the Minutes of the February 13, 2018 meeting. Motion carried unanimously. The Minutes of the March 13, 2018 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. Chimmaya Mission, Cranbury - 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 \$28,817.00 and retain an application fee in the amount of \$1,000.00, return the balance of the cash portion in the amount of \$27,817.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. Frances Parker, Easton Avenue, New Brunswick - 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 \$58,438.90 and retain an application fee in the amount of \$750.00, from the 10% cash portion in the amount of \$5,343.90 and return the balance of the cash portion in the amount of \$4,593.90, return the performance bond in the amount of \$48,095.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- c. Clara Properties, Georges Road, North Brunswick - 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 \$35,683.00 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$3,568.00 and return the balance of the cash portion in the amount of \$3,068.00, return the performance bond in the amount of \$32,115.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

- d. Colgate, River Road, Piscataway - 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 \$220,523.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$22,052.00 and return the balance of the cash portion in the amount of \$21,052.00, return the performance bond in the amount of \$198,471.00, 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. Dunellen Station, Dunellen - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat subject to the receipt of a deed of dedication to be determined. Motion carried unanimously.
- b. Anthony N. Acella, 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. 121-133 Duane Street, Jamesburg- In accordance with the staff's recommendation, Mr. Wong 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.
- d. Venue at Monroe, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Staff received all conditions under a previously submitted preliminary subdivision application. Motion carried unanimously.

- e. 162 Larch 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.
- f. Red Oak Manor Senior Apt., 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.

2. Preliminary

- a. Markim Developers, LLC, Block 545-T, Lots 32 & 37, Edison- 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 May 8, 2018 Development Review Committee meeting. Motion carried unanimously.
- b. 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 May 8, 2018 Development Review Committee meeting. Motion carried unanimously.
- c. Mindel (Major Road) Tract, South 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 10-6.2 Plat Details: Paragraphs F,G; Section 10-7 Design Standards .1 layout, .2 sidewalk, .4 curbing, .9 drainage; a performance guarantee to be determined; stormwater maintenance agreement; sigh triangle agreement; a deed of dedication to be determined; a road opening permit; a \$40,000.00 fair share cash contribution for the New Road and County Route 522 Traffic Signal; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

3. Final
  - a. Bridgeport 2, Perth Amboy- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approval. Staff has received all conditions under preliminary minor subdivision. Motion carried unanimously.
4. Site Plans
  - a. 501 Route 18, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County Road or Drainage Facility. Motion carried unanimously.
  - b. HD Summerhill, LLC, East 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 11-6 Site Plan Details; Paragraphs L,M,P: Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .9 sight triangle, .11 drainage, .12 traffic control; a performance guarantee to be determined; stormwater maintenance agreement; sight triangle agreement; a deed of dedication to be determined; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
  - c. Park Chateau Hotel, 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 May 8, 2018 Development Review Committee meeting. Motion carried unanimously.
  - d. 1130 King Georges Post Road, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County Road or Drainage Facility. Motion carried unanimously.
  - e. Anthony N. Acella, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County Road or Drainage Facility. Motion carried unanimously.
  - f. Bridge Edison, LLC, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County Road or Drainage Facility. Motion carried unanimously.

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- g. Oak Tree Road Day Care, 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 11-6 Site Plan Details; Paragraphs P; a performance guarantee to be determined; a future improvement agreement. Motion carried unanimously.
- h. Wawa, Livingston Avenue, 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 revised plans; Section 11-7 Design Standards; .11 drainage; a municipal drainage facility; a developers agreement. Motion carried unanimously.
- i. 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 May 8, 2018 Development Review Committee meeting. Motion carried unanimously.
- j. 4041 Route 1, South 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 approval from the New Jersey Department of Transportation. Motion carried unanimously.
- k. FedEx Ground, 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 revised plans; Section 11-6 Site Plan Details; Paragraphs L; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a road opening permit. Motion carried unanimously.
- l. Pep Heard Square, LLC, Woodbridge - 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 May 8, 2018 Development Review Committee meeting. Motion carried unanimously.
- m. Red Oak Major Apartments, 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 revised plans; Section 11-6 Site Plan Details; Paragraphs L, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; a performance guarantee to be determined; a stormwater maintenance agreement; a road opening permit. Motion carried unanimously.

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- n. Sterling Place Luxury Apartments, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for an exempt 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

- a. Dallenbach Sand Co., Block 18, Lot 3.01, South Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for a 90 day deed extension. Motion carried unanimously.
- b. Dallenbach, Block 18, Lots 4, 5.02 & 5.311, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for a 90 day deed extension. Motion carried unanimously.

VI. Public Comments – None

Mr. Ververides stated I would like to introduce you to Mr. Louie Greenwell, our Director of Comprehensive Planning, he started with us about five weeks ago, he's our newest staff member; Louie welcome aboard.

Mr. Greenwell stated nice meeting everyone.

VII. Adjournment

Since there was no further business to come before the Committee, on a motion made by Mr. Ververides, seconded by Mr. Wong, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher  
Development Review Secretary

Prepared: April, 2018