

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
June 12, 2018
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, 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

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. Ken Pape, Esq., Sign Brothers, Old Bridge
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. Wallner, to approve the Minutes of the April 10, 2018 meeting. Motion carried unanimously. The Minutes of the May 8, 2018 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

a. XXXIII Associates, Monroe - 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 \$74,545.00, since the required improvements have NOT been found to be adequate and properly installed. The Office of Planning received a replacement performance guarantee for this property. Motion carried unanimously.

b. 737 Inman Avenue, Woodbridge - 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 \$16,214.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$15,714.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections

a. PSE&G, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, to accept the rejected application. Motion carried unanimously.

B. Sketch Plats

- a. Lots 14, 15 & 16.01, Block 88.60, VanDeesten & Todoroff, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a classified "A" sketch plat. Waive preliminary and final plats since this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
- b. 18 Norwood Place, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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. 959 Edwin Street, North Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a classified "A" sketch plat. Waive preliminary and final plat. Waive application fee for exempt classification. Motion carried unanimously.
- d. 282 Mawbey Street, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a classified "A" sketch plat. Waive preliminary and final plats since this site does not adversely affect a County road or drainage facility. Return application fee for a "A" sketch plat.. Motion carried unanimously.

2. Preliminary

- a. Dunellen Station, Dunellen - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for dedication and reservations of County Road Right-of-Way. Motion carries unanimously.
- b. Shared Properties, LLC, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, to grant the Applicant's request for an extension until the July 10, 2018 Development Review Committee meeting. Motion carried unanimously.

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- c. Woodhaven Village, Section 2, Phase 7, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for preliminary subdivision approval. Staff has received all conditions under the previously submitted preliminary subdivision application. Motion carried unanimously.
 - d. Block 2704, Lot 6.01, Scion Realty, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for preliminary subdivision approval. This site does not adversely affect a County road or drainage facility. Motion carries unanimously.
 - e. Fulton's Landing, Sayreville - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for the Applicant's request for an extension until the July 10, 2018 meeting of Development Review Committee. Motion carried unanimously.
3. Final
- a. Shea Court, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final plat approval. Motion carried unanimously.
 - b. Elm Place, Milltown- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final approval. Motion carried unanimously.
 - c. Perry Giancola, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for final plat approval for filing. Motion carried unanimously.
 - d. Riverside Center, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for final plat approval for filing. Motion carried unanimously.
 - e. Woodhaven Village, Section 2, Phase 7, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides for final plat approved for filing. Motion carried unanimously.

- f. Ashton Estates, Sheet 1 of 2, South Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.
- g. Ashton Estates, Sheet 2 of 2, South Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for final plat approved for filing. Motion carried unanimously.

4. Site Plans

- a. 551 Old Bridge Turnpike, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely affect a County road or drainage facility. Motion carried unanimously.
- b. Kiddie Academy, East Brunswick - In accordance with the staff's recommendation, Mr. Wong 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; .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; a performance guarantee to be determined; stormwater maintenance agreement; dedication and reservation of County Road Right-of-Way to be determined; 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. Wallner, to grant the Applicant's request for an extension until the July 10, 2018 Development Review Committee meeting. Motion carried unanimously.
- d. Retail Development, Block 89, Lot 4.29, East Brunswick - In accordance with the staff's recommendation, Mr. Wong 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; .8 curbing; a performance guarantee to be determined; dedication and reservation of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.

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- e. 62 East Railroad Avenue, Jamesburg - In accordance with the staff's recommendation, Mr. [redacted] moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of Section 11-6 Site Plan Details; Paragraphs, L, P; Section 11-7 Design Standards; .4 driveway; .7 sidewalk, .8 curbing, .11 drainage;; a performance guarantee to be determined; stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

- f. Block 79, Lots 4 & 13, Peter Rosato, Jamesburg- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of Section 11-6 Site Plan Details; Paragraphs, L, P; Section 11-7 Design Standards; .4 driveway; .7 sidewalk, .8 curbing, .11 drainage;; a performance guarantee to be determined; stormwater maintenance agreement; dedication and reservation of County Road Right-of-Way to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

- g. 2 Cliffwood Road, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of Section 11-7 Design Standards; .5 pavement; .7 sidewalk, .8 curbing, ; a performance guarantee to be determined; sight triangle agreement; dedication and reservation of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.

- h. American Plaza, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, to grant the Applicant's request for an extension until the July 10, 2018 Development Review Committee meeting. Motion carried unanimously.

- i. Bordentown Twp. Warehouse, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of Section 11-6 Site Plan Details; Paragraphs, P; Section 11-7 Design Standards; .5 pavement; .7 sidewalk, .8 curbing, .11 drainage;; a performance guarantee to be determined; municipal drainage report; stormwater maintenance agreement; dedication and reservation of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.

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- j. Lot 6, Block 13000, Thakkar, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely affect a County road or drainage facility. Motion carried unanimously.
- k. Sign Brothers, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of Section 11-7 Design Standards; .5 pavement, .8 curbing; a performance guarantee to be determined; municipal drainage report; stormwater maintenance agreement; dedication and reservation of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.
- l. Tractor Supply Company, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, to grant the Applicant's request for an extension until the July 10, 2018 Development Review Committee meeting. Motion carried unanimously.
- m. Wawa, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- n. Rockerfeller-Lincoln, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. Motion carried unanimously.
- o. Fire District-Plainsboro, Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. Motion carried unanimously.
- p. Dugan Temple, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. Motion carried unanimously.
- q. Halls Warehouse, South Plainfield - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely affect a County road or drainage facility. Motion carried unanimously.

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- r. 125 Clearview Road, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for an exempt site plan. This site does not affect a County road or drainage facility. Motion carried unanimously.
- s. 280 Woodbridge Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for a conditional site plan approval subject to the receipt of Section 11-6 Site Plan Details; Paragraphs, L, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .9 sight triangle, .12 traffic control; a performance guarantee to be determined; sight triangle agreement; road opening permit. Motion carried unanimously.
- t. 1070 Riverside Drive, Woodbridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- u. Ross Street Elementary School, Woodbridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Waived fee for Woodbridge Township Board of Education. Motion carried unanimously.
- v. Stericycle, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for an exempt site plan approval. This site does not adversely affect a County road or drainage facility. Motion carried unanimously.
- w. Woodbridge Middle School, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Wallner, for site plan approval. This site does not adversely impact a County road or drainage facility. Waived fee for Woodbridge Township Board of Education. Motion carried unanimously.

IV. Communications - None

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

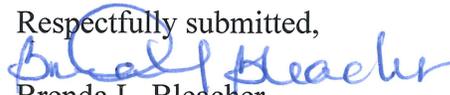
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VI. Public Comments -

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: June, 2018