

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
July 10, 2018
Minutes**

COMMITTEE PRESENT

Freeholder Director Ronald G. Rios
Freeholder Charles Kenny
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. Shawn Hanussermann, 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.

Development Review Committee Meeting
July 10, 2018

I. Minutes

Mr. Ververides moved, seconded by Mr. Wallner, to approve the Minutes of the May 8, 2018 meeting. Motion carried unanimously. The Minutes of the June 12, 2018 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. Einar and Associates, Woodbridge - 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 \$36,660.00 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$3,666.00 and return the balance of the cash portion in the amount of \$3,166.00, return the performance bond in the amount of \$32,994.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections

a. Shared Krackerjack Properties, LLC, Monroe

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

B. Sketch Plats

- a. 64 Edgar Street, Carteret - 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 this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- b. Anda Building, Edison - 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 this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. BMW-Edison, Edison- 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 this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. 3365 Washington Road, Sayreville - 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 this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- e. Habib Hassen, 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 this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary

- a. Woodside Estates, Edison- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional preliminary subdivision approval subject to the receipt of revised plan; Section 10-7 Design Standards .9 drainage; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- b. Monroe Place, Monroe- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the applicant's request for withdrawal of the previously submitted preliminary subdivision application. Motion carried unanimously.

Development Review Committee Meeting
July 10, 2018

- c. Shared Properties, LLC, Monroe - 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 August 14, 2018 Development Review Committee meeting. Motion carried unanimously.
 - d. Fulton's Landing, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, withdrawal preliminary subdivision. Motion carried unanimously.
3. Final
- a. Monroe Place, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the applicant's request to withdrawal of the previously submitted Final plat application. Motion carried unanimously.
 - b. Venue at Monroe, Phase 1, Sheet 1 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - c. Venue at Monroe, Phase 1, Sheet 2 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - d. Venue at Monroe, Phase 1, Sheet 3 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - e. Venue at Monroe, Phase 1, Sheet 4 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - f. Venue at Monroe, Phase 1, Sheet 5 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - g. Venue at Monroe, Phase 1, Sheet 6 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.

- h. Venue at Monroe, Phase 1, Sheet 7 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - i. Venue at Monroe, Phase 1, Sheet 8 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - j. Venue at Monroe, Phase 1, Sheet 9 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - k. Venue at Monroe, Phase 1, Sheet 10 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - l. Venue at Monroe, Phase 1, Sheet 11 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - m. Venue at Monroe, Phase 1, Sheet 12 of 12, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
4. Site Plans
- a. 1240 Cranbury South River Road, Cranbury - 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 L, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; .11 drainage; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
 - b. 35 Kimberly Road/45 Cotters Lane, East 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; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

Development Review Committee Meeting
July 10, 2018

- c. 341 Dunham's Corner Road, East 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.
- d. Coralmay, LLC, East 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.
- e. 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 August 14, 2018 Development Review meeting. Motion carried unanimously.
- f. BMW-Edison, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional site plan approval subject of receipt of revised plans; Section 11-7 Design Standards .11 drainage; a drainage report from the municipality; stormwater maintenance agreement. Motion carried unanimously.
- g. Gateway, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional site plan approval subject of he receipt of revised plans; Section 11-7 Design Standards .12 traffic control. . Motion carried unanimously.
- h. American Plaza, 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 August 14, 2018 Development Review Committee meeting. Motion carried unanimously.
- i. Cottrell Road Department, 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 August 14, 2018 Development Review Committee meeting. Motion carried unanimously.
- j. Tractor Supply Co., 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 August 14, 2018 Development Review Committee meeting. Motion carried unanimously.

Development Review Committee Meeting
July 10, 2018

- k. 19 Stelton Road, Piscataway - 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 .4 driveway, .5 pavement, .7 sidewalk, .8 curbing; a drainage report from the municipality; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline tbd feet; Width of Dedication tbd feet; Length of Dedication feet tbd; Total Square Feet tbd; Date Deed Due: tbd; road opening permit. Motion carried unanimously.
- l. 44 Stelton Road, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Staff received all conditions from the February 14, 2017 Development Review meeting. Motion carried unanimously.
- m. Colgate-Palmolive/River Road, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- n. Riverdell Meadows, Piscataway - 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. Motion carried unanimously.
- o. Siemens-Solar, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- p. 35-37-39 Main Street, South River - 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.
- q. 48 Main Street, South River - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.

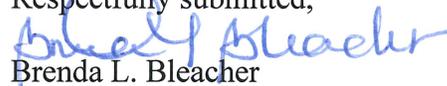
IV. Communications – None

Development Review Committee Meeting
July 10, 2018

- 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. Pollando, seconded by Mr. Wallner, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher
Development Review Secretary

Prepared: July, 2018