

**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  
August 14, 2018  
Minutes**

COMMITTEE PRESENT

Freeholder Director Ronald G. Rios  
Mr. George M. Ververides, Director of County Planning, Acting Chairman  
Mr. Richard Wallner, County Engineer  
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. 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.

Minutes

Mr. Wallner moved, seconded by Mr. Ververides, to approve the Minutes of the June 12, 2018 meeting. Freeholder Director Rios Present not voting. Motion carried. The Minutes of the July 10, 2018 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. District of Metuchen, Metuchen - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for the return of a performance guarantee in the amount of \$99,113.00 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$9,911.00 and return the balance of the cash portion in the amount of \$9,411, return the performance bond in the amount of \$89,202.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections

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

B. Sketch Plats

- a. 196 East Avenue, Edison - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for a classified "A" sketch plat. Waive preliminary and final plat, this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Ed and Laura Andre, South River - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for a classified "B" sketch plat. Waive preliminary and final plat, this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 166 Kensington Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr., Rios, for a classified "A" sketch plat. Waive preliminary and final plat, this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- d. 545 South Lincoln Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for a classified "A" sketch plat. Waive preliminary and final plat, this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary

- a. Shared Properties, LLC, Monroe - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, to grant the applicant's request for an extension until the September 11, 2018 Development Review Committee meeting. Motion carried unanimously.
- b. Riverside Center, Block 8, Lots 8.04 & 2.08, Monroe - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, to grant the applicant's request for an extension until the September 11, 2018 Development Review Committee meeting. Motion carried unanimously.
- c. Manzo Old Bridge, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. 268 Main Street, Spotswood- In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for preliminary subdivision approval subject to the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs P; Section 10-7 Design Standards .2 sidewalk, .5 curbing; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- e. Trustees of Princeton University and PSE&G, South Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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. Trustees of Princeton University and PSE&G, South Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for final subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

4. Site Plans

- a. 700 Federal Boulevard, Carteret - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. 35 Cotters Lane, East Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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.
- c. 690 Cranbury Road, East Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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; .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- d. Park Chateau Hotel, East Brunswick- In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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, .12 traffic control; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

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- e. Residence Inn, East Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- f. Harding Village, Oak Tree Road, Edison - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an extension until the September 11, 2018 Development Review Committee meeting. Motion carried unanimously.
- g. Homewood Suite Hotel, Parsonage Road, Edison- In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an extension until the September 11, 2018 Development Review Committee meeting. Motion carried unanimously.
- h. Titan Process Lina Addition, Edison - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- i. 359 Schoolhouse Road, Monroe - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- j. 502 Jersey Avenue, LLC, New Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, grant the applicants request for a withdrawal without prejudice. Motion carried unanimously.
- k. 251 Livingston Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

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- l. 1122 Marlboro Road, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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; .7 sidewalk, .8 curbing. .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: November 13, 2018; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- m. Cottrell Road Development, Old Bridge- In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an extension until the September 11, 2018 Development Review Committee meeting. Motion carried unanimously.
- n. American Plaza, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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; .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication feet; Length of Dedication TBD feet; Total Square Feet TBD ; Date Deed Due: November 13, 2018; road opening permit. Motion carried unanimously.
- o. Tractor Supply, Old Bridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for an extension until the September 11, 2018 Development Review Committee meeting. Motion carried unanimously.
- p. Aaron and Company, Piscataway- In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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.

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- q. Rockefeller, River Road, Piscataway - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for site plan approval. Motion carried unanimously.
- r. Elementary School, Dey Road, Plainsboro - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .7 sidewalk; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- s. Sayreville Mall Center, Sayreville - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for site plan approval. Motion carried unanimously.
- t. 246 Main Street, South Amboy - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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.
- u. UPS, Middlesex Center Boulevard, South Brunswick - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: November 13, 2018; road opening permit. Motion carried unanimously.
- v. Chick-Fil-A, Stelton Road, South Plainfield - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: November 13, 2018; road opening permit. Motion carried unanimously.

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- w. Bank of America, Woodbridge- In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs P; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: November 13, 2018. Motion carried unanimously.
  
- x. Chase Bank, 576 Inman Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wallner moved, seconded by Mr. Rios, 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; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: November 13, 2018; 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. Wallner , seconded by Mr. Rios , the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher  
Development Review Secretary

Prepared: August, 2018