

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
October 9, 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
Mr. Jonathan Kopf
Mr. William Thomas III
Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Mr. Louis Greenwell, Director of Comprehensive Planning
Mr. Aaron M. Kardon, Senior Planner, Development Review
Ms. Jeanette A. Tugya, Senior Planner, Development Review
Ms. Mrunali Shah, Engineering

PUBLIC PRESENT

Ms. Mirah Becker, Supervising Planner,
Ms. Denise Nickel, Principal Planner
Ms. Shawn P. Hanssermann, Council President, South River
Mr. David B. Himelman, HD Summerhill, LLC, East Brunswick
Mr. Craig Peregay, Dynamic Traffic, HD Summerhill, LLC, East Brunswick
Mr. James Pancetti, HD Summerhill, LLC, East Brunswick
Mr. Brett Skapinetz, Dynamic Engineering, HD Summerhill, LLC, East Brunswick
Mr. Chuck Tint, HD Summerhill, LLC, East Brunswick
Mr. David Akins, Piscataway

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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.

Mr. Steven D. Cahn, Planning Board Counsel read and had Mr. William Thomas III repeat the Oath of Allegiance and Office.

The Secretary called the roll, and it was determined that a quorum was present.

I. Minutes

Mr. Ververides moved, seconded by Mr. Pollando, to approve the Minutes of the August 14, 2018 meeting. Motion carried unanimously. The Minutes of the September 11, 2018 meeting were distributed for review.

II. Resolutions to be added

A. Final

- a. Raritan Bay Medical Center, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a final plat approved for filing. Motion carried unanimously.

III. Resolutions to be Amended and Executed – None

IV. Resolutions to be Removed – None

V. Open Public Discussion on Resolutions Listed on this Agenda Only - None

Mr. Ververides motion to close the public portion, seconded by Mr. Pollando. Motion carried unanimously.

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VI. Old Business

A. Subdivision - None

B. Release of Performance Guarantees – None

VII. New Business

A. Development Applications Rejections - None

B. Sketch Plats

- a. 22 Larch 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 plat this application does not adversely affect a County road or drainage facility. Motion carried unanimously.
- b. 348 Carteret Avenue, 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 plat this application does not adversely affect a County road or drainage facility. Motion carried unanimously.
- c. 6 Elbert Court, Highland Park - Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plat this application does not adversely affect a County road or drainage facility. Motion carried unanimously.
- d. JSM at Route 33, LLC, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "B" sketch plat subject to the receipt of Section 10-6.2 Plat Details: Paragraphs P; a deed of dedication. Motion carried unanimously.

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- e. 30 & 50 Seeley Avenue, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "B" sketch waive preliminary and final plat, all conditions of approval will be satisfied under the Site Plan PI-SP-363. Motion carried unanimously.
 - f. Hotel and Restaurant, Route One, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "B" sketch waive preliminary and final plat since this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
 - g. 153 Teeple Place, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch waive preliminary and final plat since this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
 - h. 303 New Market Avenue, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch waive preliminary and final plat since this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
2. Preliminary
- a. Riverside Center, Block 8, Lots 8.04 & 2.08, 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 November 13, 2018 Development Review Meeting. Motion carried unanimously.
 - b. Shared Properties, LLC, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando for preliminary subdivision approval, this site does not adversely affect a County road or drainage facility. Motion carried unanimously.

- c. Renaissance Corporate Center, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando for preliminary subdivision approval, this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
3. Final
- a. Renaissance Corporate Center, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.
 - b. Dumas Estates, South Plainfield - 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. 712, 74 & 76 Essex Street, Carteret - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an exempt site plan, this site does not adversely affect a County road or drainage facility and has one acre of impervious cover. Motion carried unanimously.
 - b. HD Summerhill, LLC, 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 11-6 Site Plan Details; Paragraphs L, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage, .12 traffic; 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
 - c. 779 New Dover Road, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval this site does not adversely affect a County road or drainage facility. Motion carried unanimously.

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- d. JSM at Route 33, 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 November 13, 2018 Development Review Meeting. Motion carried unanimously.
- e. Lot 1, Block 81, Goodman, Monroe - 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; .4 driveway, .11 drainage, .12 traffic control; a performance guarantee to be determined; stormwater maintenance agreement; a developers 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. Marketplace at Monroe, 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 November 13, 2018 Development Review Meeting. Motion carried unanimously.
- g. 502 Jersey Avenue, New 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 11-6 Site Plan Details; Paragraphs P; Section 11-7 Design Standards; .1 off street parking. Motion carried unanimously.
- h. Cottrell Road Development, 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 November 13, 2018 Development Review Meeting. Motion carried unanimously.
- i. Foxborough Plaza, Route 18, Old Bridge - 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 a drainage report from the municipality; stormwater maintenance agreement. Motion carried unanimously.

- j. Tractor Supply Co., Old Bridge - 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; .5 pavement, .7 sidewalk, .8 curbing, .12 traffic control; a performance guarantee to be determined; a deed of dedication; road opening permit. Motion carried unanimously.
- k. Harbortown Phase III-C, IV-C, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional site plan for 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; a performance guarantee to be determined; stormwater maintenance agreement; developer's agreement; a deed of dedication; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- l. 10 Corporate Place, 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 a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- m. 30 & 50 Seeley Avenue, 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 11-6 Site Plan Details; Paragraphs L, P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .9 sight triangle, .11 drainage, .12 traffic control; a performance guarantee to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Transportation. Motion carried unanimously.
- n. 20 Harmich Road, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an exempt site plan this site does not adversely affect a County road or drainage facility. Motion carried unanimously.

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- VIII. Communications - None
- IX. Such Other Matters That Have Been Carried Over and/or Other Issues - None
- X. Public Comments – None
- XI. 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: October, 2018