

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
January 8, 2019
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
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. James Lentino, Principal Planner, Development Review
Mr. Aaron M. Kardon, Senior Planner, Development Review
Ms. Mrunali Shah, Engineering

PUBLIC PRESENT

Mr. Shawn Hanssermann, South River
Mr. Joshua Koodray, Helh Offices of Javerbaum Wurgaft, 225 Elm Street, Perth Amboy
Mr. Bill Iefe, Texas Road Plaza III, Inc., Old Bridge

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. Ververides moved, seconded by Mr. Pollando, to approve the Minutes of the November 13, 2018 meeting. Motion carried unanimously. The Minutes of the December 11, 2018 meeting were distributed for review.

II. Resolutions to be added - None

III. Resolution to be amended and executed - None

IV. Resolution to be removed - None

V. Open Public Discussion on Resolution listed on this Agenda Only

Since there are no Public comments to come before the Committee, on a motion made by Mr. Ververides, seconded by Mr. Pollando, to close this public portion.

The Chairman: This Public portion has been closed.

VI. Old Business

A. Subdivision - None

B. Release of Performance Guarantees - None

VII. New Business

A. Development Applications Rejections -

- a. Vijayapal & Kristen Sarkaria, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. Old Forge at Fern Road, East 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.
- b. 344 Middlesex Avenue, Metuchen - 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.

2. Preliminary

- a. QuickChek, New Brunswick Avenue, Piscataway-

Mr. Ververides stated a question on the staff on this application, at the staff meeting there was questions regarding the conditions on this? QuickChek and have they been resolved?

Mr. Lentino stated my understanding George is they have been resolved and it's allowed to move forward.

Mr. Ververides stated so we can move forward to the final...

Mr. Lentino yes that's my understanding.

Mr. Ververides stated all clear...

Mr. Lentino yes that's my understanding.

Mr. Ververides stated Okay, because we were talking at that time about taking it off the agenda, because they were not completely reviewed.

Mr. Lentino yes, I believe that, that is what was discussed with Mrunali; the other day I think I heard that with the final plats move forward because survey I think...

Ms. Shah stated no, this may have been discussed with you, this has not been discussed with me.

Mr. Ververides stated so it's all clear and all approved?

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Mr. Lentino stated that's my impression, otherwise I apologize but we can follow up.

Mr. Ververides stated my question is if we are going to follow up, is it clear to approve this at this time?

Mr. Lentino my understanding, based on my, what my understanding is I will take responsibility if it's incorrect at this point.

Mr. Ververides stated Okay.

In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for preliminary subdivision approval. Motion carried unanimously.

- b. DCD Capital, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for preliminary subdivision approval. Motion carried unanimously.

3. Final

- a. QuickChek, Sheet 1, Piscataway-

In accordance with the staff's recommendation, Mr. Ververides Mr. Ververides stated based on the evaluation that we just heard I will moved, seconded by Mr. Pollando, for final approval. Motion carried unanimously.

- b. QuickChek, Sheet 2, Piscataway- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final approval. Motion carried unanimously.

- c. DCD Capital, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final approval. Motion carried unanimously.

4. Site Plans

- a. 606 & 612 Roosevelt Avenue, Carteret - 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, .10 utilities; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- b. Cranbury Mixed Use Development, Cranbury- 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 February 13, 2019 Development Review meeting. Motion carried unanimously.
- c. JB Cocoa EBNJ, 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 11-7 Design Standards : .11 drainage; stormwater maintenance agreement. Motion carried unanimously.
- d. 3003 Woodbridge Avenue, Edison - 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. 336 Applegarth Road, 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: 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; 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: April 9, 2019; road opening permit. Motion carried unanimously.
- f. JSM Route 33, 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 February 13, 2019 Development Review meeting. Motion carried unanimously.

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- g. Market Place, 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 February 13, 2019 Development Review meeting. Motion carried unanimously.
- h. 93-97 Louis Street, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides 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.
- i. 150 Easton Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site Plan approval. Motion carried unanimously.
- j. 501 Jersey Avenue, New 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 February 13, 2019 Development Review meeting. Motion carried unanimously.
- k. 225 Elm Street Distribution Center, Perth Amboy -

In accordance with the staff's recommendation, Mr. Ververides 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.
- l. 2 Corporate Place, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an exempt site plan approval. Motion carried unanimously.
- m. 876 Centennial 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 11-7 Design Standards : .11 drainage; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- n. Centennial Square Shopping Center, Piscataway - 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.

- o. QuickChek, New Brunswick 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: 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 TBD feet; Width of Dedication TBD feet; Length of Dedication TBD feet; Total Square Feet TBD; Date Deed Due: April 9, 2019; road opening permit, approval from the New Jersey Department of Transportation for Conrail Submission. Motion carried unanimously.
- p. Sauma Warehousing Company, LLC, 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 : .11 drainage; stormwater maintenance agreement. Motion carried unanimously.
- q. John Sebrovski, South Amboy - - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an exempt site plan approval. Motion carried unanimously.
- r. 5000 Hadley Road, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- s. DCD Capital, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.
- t. 63 Middlesex Avenue, Woodbridge - 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.

VIII. Communications –

Chairman: All correspondences received by the Office of Planning since our last meeting will be kept on file in the Office of Planning for reference,

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IX. Such Other Matters That Have Been Carried Over and/or Other Issues - None

X. Public Comments -

Since there are no Public comments to come before the Committee, on a motion made by Mr. Ververides, seconded by Mr. Pollando, to close this public portion.

The Chairman: This Public portion has been closed.

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: January 2019