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

February 13, 2019
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Ronald Sendner, Acting 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. James 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 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.

I. Minutes

Mr. Jason Freidman moved, seconded by Mr. Pollando, to approve the Minutes of the December 11, 2018 meeting. Motion carried unanimously. The Minutes of the January 8, 2019 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 - None

B. Sketch Plats

a. 39 Edgeboro Road, East Brunswick- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "C" sketch plat. Waive preliminary and final plats. This site does not adversely impact a County road or drainage facility. Mr. Friedman present not voting. Motion carried.

b. 130 Ethel Road, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

c. Elm Place, Milltown - 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.

d. Block 337, Lot 2.02, 5 Warwick Road, Sayreville- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a classified "A" sketch plat. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

2. Preliminary

a. 225 Elm Place, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a preliminary subdivision review. Motion carried unanimously.

3. Final

a. Elm Place, Milltown- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a subdivision approval. Motion carried unanimously.

4. Site Plans

a. Cranbury Commons Mixed Use Develop., 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 11-7 Design Standards; .4 driveway. 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 March 12, 2019 Development Review meeting. Motion carried unanimously.

c. 39 Edgeboro Road, East 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. Mr. Freidman present not voting. Motion carried.

d. 245 Carter Drive "PPI", Edison- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for site plan approval. Motion carried unanimously.

e. Block 375-FF, Lot 13-S-1, 13-W, Horizon Drive, Edison - 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 March 12, 2019 Development Review meeting. Motion carried unanimously.

f. Menlo Park Mall, Carport Photostatic System, Edison - 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 March 12, 2019 Development Review meeting. Motion carried unanimously.

g. 13 East Railroad Avenue, Jamesburg - 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,M; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

h. 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 March 12, 2019 Development Review meeting. Motion carried unanimously.

i. Market Place 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 March 12, 2019 Development Review meeting. Motion carried unanimously

j. Matrix Corporate Campus, 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 11-7 Design Standards; .11 Drainage. Motion carried unanimously.

k. 501 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 L,P, M; 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: May 14, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

l. DCI New Brunswick, 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 L, M, P; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .10 utility; 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: May 14, 2019; road opening permit. Motion carried unanimously.

m. 481 Black Horse Lane, North 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. Motion carried unanimously.

n. 141 Ethel Road, 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. 516 Raritan Avenue, Sayreville- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an exempt site plan approval. Motion carried unanimously.

p. T-Mobile, 351-69 Deans Rhode Hall Road, South 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.

q. Baksha Plaza, South Plainfield - 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 March 12, 2019 Development Review meeting. Motion carried unanimously.

r. 721 King Georges Post Road, Woodbridge - 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 March 12, 2019 Development Review meeting. Motion carried unanimously.

VIII. Communications –

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

IX. Such Other Matters That Have Been Carried Over and/or Other Issues

X. Public Comments -

Since there are no Public comments to come before the Committee, on a motion made by Mr. Ververides , seconded by 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: February 2019