

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
March 12, 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. William Thomas III
Mr. Eric Wong, Alternate
Ms. Gail Lalla, Alternate
Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

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. Henry Kent-Smith, Fox Roths Child, Toll Bros., Cranbury
Mr. Jim Majewski, Toll Brothers, Cranbury
Mr. Jay Kruse, ESE, Toll, Cranbury
Mr. Brian DeMaio, GE Solar
Ms. Ulla Perssam
Mr. Shawn Haussermann

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.

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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 January 8, 2019 meeting. Motion carried unanimously. The Minutes of the February 13, 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 –

- a. 411 Whitehead Avenue, South River – In accordance with the staffs recommendation, Mr. Wong moved, seconded by Mr. Pollando, to accept the staffs recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. 405 South Fifth Avenue, Highland Park- In accordance with the staff's recommendation, Mr. Wong 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. Pautential Property Management, Perth Amboy- In accordance with the staff's recommendation, Mr. Wong 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. Edison Towne Square, Phase 4 IFLY, Edison- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Skyview Terrace, Highland Park- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a preliminary subdivision review. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. Woodhaven Village, Section 2, Phase 3, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. 15 Stelton Road, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional preliminary subdivision approval subject to the receipt of 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: June 11, 2019; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

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- e. Fresh Air Ventures, LLC, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a preliminary approval. Motion carried unanimously.
3. Final
- a. Woodhaven Village, Section 2, Phase 3, Sheet 1 of 2, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - b. Woodhaven Village, Section 2, Phase 3, Sheet 2 of 2, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - c. Fresh Air Ventures, LLC, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final approval. Motion carried unanimously.
4. Site Plans
- a. Cranbury Mixed Use Development, Cranbury- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the April 9, 2019 Development Review meeting. Motion carried unanimously.
 - b. Ashley Furniture Lading Expansion, Edison- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - c. Block 375-FF, Lots 13-T, 13-S-1, 13-E, Horizon Drive, Edison- In accordance with the staff's recommendation, Mr. Wong 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.

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- d. Edison Towne Square, Phase 4 IFTY, Edison- In accordance with the staff's recommendation, Mr. Wong 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. Menlo Park Mall, Carport Photovoltaic System, Edison- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of a developer's agreement. Motion carried unanimously.
- f. Heritage Plaza II, Milltown- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the April 9, 2019 Development Review meeting. Motion carried unanimously.
- g. 16 Abeel Road, Monroe- In accordance with the staff's recommendation, Mr. Wong 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.
- h. JSM at Route 33, LLC, Monroe- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the April 9, 2019 Development Review meeting. Motion carried unanimously.
- i. Market Place at Monroe, Monroe- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the April 9, 2019 Development Review meeting. Motion carried unanimously.
- j. 750 Jersey Avenue, New Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of developer's agreement. Motion carried unanimously.

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- k. 938 Somerset Street, New Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- l. Outback Restaurant, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for exempt site plan approval. Motion carried unanimously.
- m. Wawa, Inc., 1886 Englishtown Road, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; L,M,P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; 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: June 11, 2019; road opening permit. Motion carried unanimously.
- n. Woodhaven Village, Section 2, Phase 3, Sheet 2, Old Bridge- In accordance with the staff's recommendation, Mr. Wong 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. Pautential Property Management, LLC, Perth Amboy, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- p. T-Mobile, 190 Madison Avenue, Perth Amboy- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- q. 15 Stelton Road, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; 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: June 11, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- r. Block 4503, Lot 1.03, National Manufacturing, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- s. Fresh Air Ventures, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of stormwater maintenance agreement. Motion carried unanimously.
- t. Bakshi Plaza, South Plainfield- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the April 9, 2019 Development Review meeting. Motion carried unanimously.
- u. 721 King Georges Post Road, Woodbridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the April 9, 2019 Development Review meeting. Motion carried unanimously.

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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,

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

X. Public Comments -

Mr. Cahn stated that the follow up for Chabad of Monroe from the appeal. The applicant. agreed to meet with staff, and to possibly alter the design and amend the site plan application for April 9, 2019 Development Review meeting.

Since there are no Public comments to come before the Committee, on a motion made by Mr. Wong, 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