

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
April 9, 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. Eric Wong, Alternate
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
Ms. Mirah Becker, Supervising Planning Environmental Sustainability

PUBLIC PRESENT

Chairman Mr. 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. Wong moved, seconded by Mr. Pollando, to approve the Minutes of the February 13, 2019 meeting. Motion carried unanimously. The Minutes of the March 12, 2019 meeting were distributed for review.

II. Resolutions to be added –

- a. Site Plan - Edison Towne Square, Phase 4, LA Fitness, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a site plan approval. This site does not adversely affect a County road or drainage facility. Motion carried unanimously.

III. Resolution to be amended and executed - None

IV. Resolution to be removed -

- a. Release of Performance Guarantee - Cranbury Station Park, Cranbury – Mr. Wong, moved, seconded by Mr. Pollando to remove this application at this time.

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 –

- a. Wawa, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a release of performance guarantee in the amount of \$95,332.00 and retain an application fee in the amount of \$750.00, from the 10% cash portion in the amount of \$9,533.00 and return the balance of the cash portion in the amount of \$8,783.00, return the performance bond in the amount of \$85,799.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. 2603 Park Avenue, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for the return of a performance guarantee in the amount of \$28,796.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$28,296.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

VII. New Business

A. Development Applications Rejections -

- a. 1045 Centennial Avenue, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. 82 Post Boulevard, Carteret- 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. 136 Dorothy Street, Carteret- 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.

- c. Block 390-A, Lot 1-A-4, Federal Business Centers, Edison- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Section 10-6.2 Plat 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: July 9, 2019. Motion carried unanimously.
- d. 247 East Iselin Parkway, Woodbridge- 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.
- e. 341 Thayer Avenue, Woodbridge- 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.
- f. Block 548, Lots 3 & 17, Park Center, Woodbridge- 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. All conditions have been required under the submitted site plan application. Motion carried unanimously.

2. Preliminary

- a. Cranbury South Brunswick Park, Cranbury- 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 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: July 9, 2019 . Motion carried unanimously.

- b. Macedonia Baptist Church, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a withdrawal application. Previous conditional approval. Motion carried unanimously.
- c. Starlight Properties, LLC, South Plainfield- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a preliminary subdivision. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

3. Final

- a. 225 Elm Street, Sheet 1 of 2, Perth Amboy- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a subdivision approval. Motion carried unanimously.
- b. 225 Elm Street, Sheet 2 of 2, Perth Amboy- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a subdivision approval. Motion carried unanimously.
- c. Starlight Properties, LLC, South Plainfield - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a subdivision approval. Motion carried unanimously.

4. Site Plans

- a. 340 Half Acre Road, Cranbury- 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.
- b. 343 Half Acre Road, Cranbury- 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. Cranbury Mixed Use Development, Cranbury - 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; Paragraphs L,M,P; Section 11-7 Design Standards; .7 Sidewalk, .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: July 9, 2019; road opening permit; a cash contribution for curbing and drainage along South Main Street; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- d. Cranbury South Brunswick Park, Cranbury - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .4 driveway, .7 Sidewalk, .8 curbing, .11 drainage,. 12 traffic signal; a performance guarantee to be determined; stormwater maintenance agreement; a developers 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: July 9, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from NJ Department of Protection; approval form NJ Department of Transportation. Motion carried unanimously.
- e. Prologis Park-Station Road, Cranbury - 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.
- f. Costco Wholesale, 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.
- g. Festive Plaza, 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.

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- h. 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 May 14, 2019 Development Review meeting. Motion carried unanimously.
- i. Chabad of Monroe, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by 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; 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: July 9, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval the Delaware and Raritan Canal Commission. Motion carried unanimously.
- j. 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 May 14, 2019 Development Review meeting. Motion carried unanimously.
- k. Kingdom Hall, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by 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: July 9, 2019; road opening permit; approval the Delaware and Raritan Canal Commission. Motion carried unanimously.
- l. Monroe Market Place, 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 May 14, 2019 Development Review meeting. Motion carried unanimously.

- m. Monroe Solar Farm, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by 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; 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: July 9, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from NJ Department of Protection. Motion carried unanimously.
- n. 147 Neilson Street, New Brunswick - In accordance with the staff's recommendation, Mr. Wong 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.
- o. 520 Jersey Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by 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; a 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: July 9, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination. Motion carried unanimously.
- p. Amboy Bank, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; approval from NJ Department of Transportation. Motion carried unanimously.
- q. Raritan Bay Medical Center, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- r. Smith Street and Riverview Drive, Perth Amboy - In accordance with the staff's recommendation, Mr. Wong moved, seconded by 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; a 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: July 9, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination. Motion carried unanimously.
- s. 135 Fleming Street, Piscataway - In accordance with the staff's recommendation, Mr. Wong 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.
- t. 149 Ethel Road, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- u. Middlesex County Votech Board of Education, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a site plan approval. Motion carried unanimously.
- v. Hermann Services, Inc., South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details L; Section 11-7 Design Standards; .4 driveway, .7 Sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a developers agreement; road opening permit; approval from the Middlesex County Mosquito Extermination; approval from NJ Department of Protection. Motion carried unanimously.

- w. 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 May 14, 2019 Development Review meeting. Motion carried unanimously.
- x. Starlight Properties, LLC, South Plainfield - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- y. 721 King George's Post Road, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details L; Section 11-7 Design Standards; .4 driveway, .7 Sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- z. 1171 St. Georges Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wong 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.
- aa. Block 548, Lots 3 & 17, Park Center, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by 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; 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: July 9, 2019; road opening permit. Motion carried unanimously.
- bb. Kick Street Plaza, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a site plan approval. This site does not adversely impact a County road or drainage facility. 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 - None

X. Public Comments -

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. Wong, seconded by Mr. Pollando, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher
Development Review Secretary