

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
June 11, 2019
Minutes**

COMMITTEE PRESENT

Mr. George M. Ververides, Director of County Planning/Acting Chairman
Mr. Ronald Sendner, Acting County Engineer
Mr. Jason Friedman
Mr. William Thomas III
Mr. Eric Wong, Alternate
Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Mr. James Lentino, Principal Planner, Development Review
Ms. Mrunali Shah, Senior Engineering Aide

PUBLIC PRESENT - None

Acting Chairman George M. Ververides 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. Wong moved, seconded by Mr. Friedman, to approve the Minutes of the April 9, 2019 meeting. Motion carried unanimously. The Minutes of the May 14, 2019 meeting were distributed for review.

II. Resolutions to be added – None

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III. Resolution to be amended and/or executed

- a. Chabad of Monroe, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for the reconsideration of a site plan application. Mr. Ververides called for roll call. The motion carried unanimously.
- b. PSE&G Melrich Road Substation, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for the a conditional site plan application. Mr. Ververides called for roll call. The motion carried unanimously.

IV. Resolution to be removed

- a. 53 Ford Avenue, Milltown - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman to be removed. Motion carried unanimously.
- b. Jernee Mill Business Center, Sayreville - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman to be removed. Motion carried unanimously.

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. Wong, seconded by Mr. Friedman, 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

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VII. New Business

A. Development Applications Rejections -

- a. Mascia Enterprises, Carteret
- b. M & M Realty (South Washington Ave.), Piscataway
- c. BNE South Amboy, South Amboy (Preliminary)
- d. BNE South Amboy, South Amboy (Final)
- e. BNE South Amboy, South Amboy (Site Plan)

In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. CT107 Chai, LLC, East Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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. Redmond Avenue, North Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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. Oak Woode Old Bridge, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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.
- d. 408-410 Alpine Street, Perth Amboy - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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.

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- e. Fords Corner, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for a classified "B" sketch plat. Waive preliminary and final plats. All conditions required under the submitted Site Plan Application. Motion carried unanimously.
2. Preliminary
 - a. The Oaks at Glenwood, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Friedman, for a subdivision approval. Motion carried unanimously.
3. Final
 - a. Lot 17, Block 6303, Old Bridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Friedman, for a subdivision approval. Motion carried unanimously.
4. Site Plans
 - a. CT107 Chai, LLC, East Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Friedman, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - b. East Brunswick Daycare, Elite Preparatory Academy, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs F, L, M, P; Section 11-7 Design Standards; .4 Driveway, .7 sidewalk, .8 curbing, .11 drainage, .12 traffic; 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: September 10, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

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- c. 165 Fieldcrest Avenue, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Friedman, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. Lot 36, Block 643-DD, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- e. 44 North Main Street, Milltown - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, to grant the Applicant's request to withdrawal the previously submitted site plan application. Motion carried unanimously.
- f. 44 North Main Street, Milltown - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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, .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: September 10, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

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- g. Heritage Plaza II, Milltown - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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, .11 drainage, .12 traffic; 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: September 10, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- h. Riverside Center, Lots 8.04 & 2.08, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, to grant the Applicant's request to withdrawal the previously submitted site plan application. Motion carried unanimously.
- i. Riverside Center, Lots 8.04 & 2.08, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L; Section 11-7 Design Standards; .11 drainage. Motion carried unanimously.
- j. 136 Remsen Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- k. DCI New Brunswick, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, to grant the Applicant's request to withdrawal the previously submitted site plan application. Motion carried unanimously.

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- l. DCI New Brunswick, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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, street trees; 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: September 10, 2019; road opening permit. Motion carried unanimously.
- m. Johnson & Johnson, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- n. Metro Self Storage, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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; approval from the New Jersey Department of Environmental Protection; approval from the New Jersey Department of Transportation. Motion carried unanimously.
- o. The Oaks at Glenwood, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

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- p. Pamix Corp., Perth Amboy - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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, .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: September 10, 2019; road opening permit. Motion carried unanimously.
- q. Chase, 233 Stelton Road, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- r. Colgate-Palmolive, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- s. AT&T, Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- t. Building S 320 J, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, to grant the Applicant's request to withdrawal the previously submitted site plan application. Motion carried unanimously.

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- u. Fords Corner, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Freidman, 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, .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: September 10, 2019; road opening permit. 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.

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

Respectfully submitted,



Brenda L. Bleacher
Development Review Secretary