

**Development Review Committee Meeting  
Middlesex County Planning Board  
75 Bayard Street, 1<sup>st</sup> Floor, Administration Building,  
Freeholder Meeting Room, New Brunswick, NJ 08901  
July 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  
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. Mrunali Shah, Senior Engineering Aide

PUBLIC PRESENT - None

Chairman Mr. 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.

I. Minutes

Mr. Ververides moved, seconded by Mr. Pollando, to approve the Minutes of the May 14, 2019 meeting. Motion carried unanimously. The Minutes of the June 11, 2019 meeting were distributed for review.

II. Resolutions to be added –

OLD BUSINESS

A. Subdivisions

- a. Federal Business Centers, Edison – 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. Final

- a. Thomas Realty, LLC, Block 143, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a subdivision approval. Motion carried unanimously.
- b. Thomas Realty, LLC, Block 144, Sayreville – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a subdivision approval. Motion carried unanimously.

C. Site Plan

- a. Park Center, 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.

D. Release of Performance Guarantee

- a. QuickChek, North Brunswick - 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 \$28,888.00 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$2,888.00 and return the balance of the cash portion in the amount of \$2,388.00, return the performance bond in the amount of \$26,000.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

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. Freedman, 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. Crossings at Highland Park, Highland Park- 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 \$54,957.00 and retain an application fee in the amount of \$750.00, from the 10% cash portion in the amount of \$5,496.00 and return the balance of the cash portion in the amount of \$4,746.00, return the performance bond in the amount of \$49,461.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

- b. The District of Metuchen-Phase II, Metuchen- 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 \$90,978.00 and retain an application fee in the amount of \$750.00, from the 10% cash portion in the amount of \$9,098.00 and return the balance of the cash portion in the amount of \$8,348.00, return the performance bond in the amount of \$81,880.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- c. 150 Lincoln Boulevard, Middlesex- 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 \$163,756.73 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$16,375.73 and return the balance of the cash portion in the amount of \$15,375.73, return the performance bond in the amount of \$147,381.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- d. 311 Spotswood-Englishtown Road, Monroe- 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 \$27,336.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$26,836.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- e. Iannis G. Hatzigeorgious, Sayreville- 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 \$6,184.00 and retain an application fee in the amount of \$250.00, and return the balance of the cash portion in the amount of \$5,934.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

- f. CNJ Company IV, LLC, South Brunswick- 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 \$429,239.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$42,923.00 and return the balance of the cash portion in the amount of \$41,923.00, return the performance bond in the amount of \$286,316.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- g. P.I. Properties (Pami Realty), South Brunswick- 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 \$38,820.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$38,320.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- h. Mastrocola, 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 \$10,368.00 and retain an application fee in the amount of \$500.00, from the 10% cash portion in the amount of \$1,037.00 and return the balance of the cash portion in the amount of \$537.00, return the performance bond in the amount of \$9,331.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- i. White Castle, 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 \$10,889.00 and retain an application fee in the amount of \$500.00, and return the balance of the cash portion in the amount of \$10,389.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

- j. 1400 Randolph Avenue & 1500 Rahway Avenue, Woodbridge- 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 \$131,591.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$13,160.00 and return the balance of the cash portion in the amount of \$12,160.00, return the performance bond in the amount of \$118,431.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

VII. New Business

A. Development Applications Rejections -

- a. 602 Market Avenue, South Plainfield- 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. JBL Electric, South Plainfield- 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. 12 Lexington Avenue, Carteret- 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.
- b. Block 395, Lots 4-B & 22, Federal Business Centers, Edison- 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. Motion carried unanimously.

- c. 236 South 11<sup>th</sup> Avenue, Highland Park- 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. MX Logistics, Piscataway- 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.
- e. 702 Hamilton Boulevard, South Plainfield- 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.
- f. Dita, Inc., Woodbridge- 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. Abundant Life Worship Center, Piscataway- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an extension until the August 13, 2019 Development Review Committee meeting. Motion carried unanimously.
- b. Thomas Realty, LLC, Block 143, Sayreville - In accordance with the staff's recommendation, Mr. Ververides 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.
- c. Thomas Realty, LLC, Block 144, Sayreville - In accordance with the staff's recommendation, Mr. Ververides 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.

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- d. 22 Homes Park Ave. & 1090 Green Street, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a conditional preliminary subdivision approval subject to the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs G; Section 10-7 Design Standards .1 layout, .2 sidewalk; .4 curbing, .9 drainage; a performance guarantee to be determined; a drainage report from the municipality; road opening permit. Motion carried unanimously.
3. Final
- a. Enclave at Cranbury, Cranbury - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approval for filing. Motion carried unanimously.
  - b. Shared Properties, Sheet 1 of 2, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approval for filing. Motion carried unanimously.
  - c. Shared Properties, Sheet 2 of 2, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat approval for filing. Motion carried unanimously.
4. Site Plans
- a. 292 Central Avenue, Edison- 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.
  - b. Menlo Park-Restaurant Development, Edison- 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; .4 sidewalk, .5 driveway, .8 curbing, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

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- c. McDonald's, Edison- 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; .4 sidewalk, .5 driveway, .8 curbing, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; road opening permit. Motion carried unanimously.
- d. RG Edison Warehouse, Edison- 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; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- e. Dodson Global, Middlesex- 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; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- f. 251 Docks Corner, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for a site plan approval. Traffic Signal and frontage improvements as required under the prior site plan submission still apply. Motion carried unanimously.
- g. 33 & 39 Georges Road, 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.
- h. Hamilton 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. Livingston Avenue Industrial, 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; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- j. Liberty Grove Memorial Gardens, Old Bridge- 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 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: October 8, 2019. Motion carried unanimously.
- k. Two Girls Waterworks Road, LLC, Old Bridge- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- l. Wawa, Old Bridge- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for an extension until the August 13, 2019 Development Review Committee meeting. Motion carried unanimously.
- m. Abundant Life Worship Center, 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; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- n. MX Logistics, 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; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.

- o. American Piledriving Equipment, Sayreville- 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; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- p. BNE South Amboy, South Amboy- 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; .12 traffic control; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- q. Dayton 2 Warehouse Expansion, South 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 stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- r. Gabrielle NJ Realty, LLC, South 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; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Transportation. Motion carried unanimously.
- s. 801 Montrose Avenue, South Plainfield- In accordance with the staff's recommendation, Mr. Ververides 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.
- t. Avenel Business Center, Woodbridge- In accordance with the staff's recommendation, Mr. Ververides 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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- u. Edgerton Boulevard, Yardley and Crestskill Avenues, Woodbridge- 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; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- v. Heavenly Body Works, LLC, Woodbridge- 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.

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, a motion was made by Mr. Pollando, seconded by Mr. Freidman, to close the 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. Pollando, seconded by Mr. Freidman, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher  
Development Review Secretary