

**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  
August 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  
Mr. Jonathan Kopf  
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. 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.

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I. Minutes

Mr. Ververides moved, seconded by Mr. Pollando, to approve the Minutes of the June 11, 2019 meeting. Motion carried unanimously. The Minutes of the July 9, 2019 meeting were distributed for review.

II. Resolutions to be added

A. Preliminary

- a. Longo Property, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request to withdraw the previously submitted application from the November 7, 2004 Development Review Committee meeting. Motion carried unanimously.

B. Site Plan

- a. Primose School, Edison - 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.

III. Resolution to be amended and executed

A. Site Plan

- a. McDonald's, East 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 revised plans; Section 11-6 Site Plan Details; Paragraphs l,p; Section 11-7 Design Standards .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; road opening permit. Motion carried unanimously.

- b. Menlo Park-Restaurant Development, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, 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 1,p: Section 11-7 Design Standards .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; drainage report from the municipality stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

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, a motion was made by Mr. Freidman seconded by Mr. Wong, 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. Dunhams Cove, LLC, East Brunswick

b. Abeel Road-JCG, Monroe

c. McDonald's, Perth Amboy

In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to accept the staff's recommendation to reject these applications. Motion carried unanimously.

B. Sketch Plats

- a. 8 Timber Road, East Brunswick - 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. 14 Florence Street, Edison - 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.
- c. 45 Preston Street, Edison - 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.
- d. Orchard Avenue, Metuchen - 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. Longo Property, Monroe - 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.
- f. 8 Jamie Court & 24 South Street, Old Bridge - 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.

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- g. Lots 21.09 & 21.10, Block 11901, Sica, Piscataway - 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.
- h. River Road Development, Sayreville - 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.
- i. Block 96, Lots 21.04 & 21.212, South Brunswick - 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.
- j. Lot 8, Block 404.05, Perderson, South Plainfield - In accordance with the staff's recommendation, Mr. Wong 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. 90 Hancock Road, Piscataway - 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. Abundant Life Worship Center, 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: November 12,2019. Motion carried unanimously.

3. Final

- a. Enclave at Cranbury, Cranbury - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approval. Motion carried unanimously.
- b. Old Forge at Fern Road, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 92 & 94 Ethel Road & 2 Genova Ct., Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. Edison Towne Square, Phase 4, iFly, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- e. Riverside Garretson, River Road, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a final plat filing. Motion carried unanimously.

4. Site Plans

- a. Edison Motor Sales, 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 approval from the New Jersey Department of Transportation. Motion carried unanimously.
- b. 122 James Street, Edison - 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.

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- c. 140 Fieldcrest Avenue, 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.
- d. Lot 3.01, Block 37, Alla Krutyansky, Jamesburg – 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, .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: November 12,2019; road opening permit; street tree maintenance agreement. Motion carried unanimously.
- e. 150 Main Street, Metuchen - 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,p: Section 11-7 Design Standards .7 sidewalk, .8 curbing, .10 Utilities; a performance guarantee to be determined; road opening permit. Motion carried unanimously.
- f. 822 Lincoln, LLC, Middlesex - 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,p: Section 11-7 Design Standards .4 driveway, .7 sidewalk, .10 Utilities, .11 drainage; a performance guarantee to be determined; a drainage report from the municipality; road opening permit. Motion carried unanimously.
- g. T-Mobile, 1160 State Street, Perth Amboy - 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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- h. 21 & 31 Colonial Drive, 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.
- i. Abundant Life Worship Center, 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; 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: November 12,2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- j. Levin Management Group, 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 11-7 Design Standards; .11 drainage; a drainage report from the municipality; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- k. McDonald's, 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; Paragraphs l,p: Section 11-7 Design Standards .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit; retaining wall maintenance agreement. Motion carried unanimously.
- l. Verizon Business Services, 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.

- m. Crossroads at Durham, South Plainfield - 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, .12 traffic; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- n. JBL Electric, 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 September 10, 2019 Development Review meeting. Motion carried unanimously.
- o. T-Mobile, 4701 Stelton Road, 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.
- p. 1 Paddock Street, Woodbridge - 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; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- q. 52 Woodbridge, LLC, 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.

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 - None

Since there are no Public comments to come before the Committee, a motion was made by Mr. Ververides, seconded by Mr. Wong, to close this public portion.

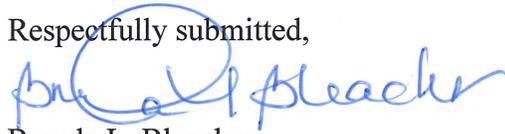
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Chairman: This Public portion has been closed.

XI. Adjournment

Since there was no further business to come before the Committee, a motion was made by Mr. Ververides, seconded by Mr. Pollando, the meeting was adjourned. Motion carried unanimously.

Respectfully submitted,



Brenda L. Bleacher  
Development Review Secretary