Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
September 10, 2019
Minutes

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. George M. Ververides, Director, Office of Planning
Mr. Ronald Sendner, Acting County Engineer
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
Ms. Roma Patel, Assistant Planner
Ms. Mrunali Shah, Senior Engineering Aide

PUBLIC PRESENT

Mr. Shawn Hassermann, South River

Chairman 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. Wong moved, seconded by Mr. Ververides, to approve the Minutes of the July 9, 2019 meeting. Motion carried unanimously. The Minutes of the August 13, 2019 meeting were distributed for review.

II. Resolutions to be added

a. Vermella Woodbridge, Woodbridge - In accordance with the staff's recommendation Mr. Ververides moved, seconded by Mr. Sendner, to grant the Applicant's request for a withdrawal without prejudice. Motion carried unanimously.

III. Resolution to be amended and executed - None

IV. Resolution to be removed

a. Woodhaven Village, Section 2, Phase 5, Sheet 1 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to remove this application. Motion carried unanimously.

b. Woodhaven Village, Section 2, Phase 5, Sheet 2 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to remove this application. Motion carried unanimously.

c. Woodhaven Village, Section 2, Phase 5, Sheet 3 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to remove this application. Motion carried unanimously.

d. Woodhaven Village, Section 2, Phase 5, Sheet 4 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to remove this application. Motion carried unanimously.

e. Woodhaven Village, Section 2, Phase 5, Sheet 5 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to remove this application. Motion carried unanimously.

f. Woodhaven Village, Section 2, Phase 5, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to remove this application. Motion carried unanimously.

V. Open Public Discussion on Resolution listed on this Agenda Only - 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 the 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. 30 & 50 Seely Road, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to reject this application. Motion carried unanimously.

b. Main Street & Mutton Hollow Road, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

a. 815 Wood Avenue, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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. 3 New York Avenue, Metuchen - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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. 21 & 23 Halsey Avenue, Metuchen - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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. AAA Self Storage, Piscataway - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a classified "B" sketch plat. Waive preliminary and final plats upon the receipt of revised plan: Section 10-6.2 Plat Details: Paragraphs F, G, Q; Section 10-7 Design Standards .2 sidewalk, .4 curbing; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: December 10, 2019; road opening permit. Motion carried unanimously.

d. 432 Ridge Road, South Brunswick – In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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. 99 Jordon Road, Woodbridge – In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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. 462 Outlook Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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. Dunhams Cove, East Brunswick- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a conditional preliminary subdivision approval subject to the receipt of revised plans; Section 10-7 Design Standards .11 drainage; stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

b. Cozzens Lane, Block 4.41, Lot 3, North Brunswick – In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a conditional preliminary subdivision approval subject to the receipt of revised plans; Section 10-6.2 Plat Details: Paragraphs F, G, Q; Section 10-7 Design Standards .2 sidewalk, .4 curbing, .5 curbing, .9 drainage ; a performance guarantee to be determined; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: December 10, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.

c. Lot 11, Block 152, Tri-State, North Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a preliminary subdivision approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

3. Final

a. Barclay Brook, Monroe- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

b. Georgetown Estates, Sheet 1 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

c. Georgetown Estates, Sheet 2 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

d. Georgetown Estates, Sheet 3 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

e. Georgetown Estates, Sheet 4 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

f. Georgetown Estates, Sheet 5 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

g. Georgetown Estates, Sheet 6 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

h. Georgetown Estates, Sheet 7 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

i. Georgetown Estates, Sheet 8 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

j. Georgetown Estates, Sheet 9 of 9, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final plat approved for filing. Motion carried unanimously.

k. 310 Elm Street, South Amboy - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a final subdivision review. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

4. Site Plans

a. 194 – 196 Washington Avenue, Carteret - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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; developer's agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: December 10, 2019; road opening permit. Motion carried unanimously.

b. JCC of Middlesex, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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; stormwater agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: December 10, 2019; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

c. Ray Catena Sales/Service Center, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: December 10, 2019; road opening permit. Motion carried unanimously.

d. 31 River Road, Highland Park - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit. Motion carried unanimously.

e. 40 Charles Street Building, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

f. Courtland Plaza Apartments, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

g. 98 Ann Street, LLC, Old Bridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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, .9 sight triangle, .11 drainage; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline TBD; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: December 10, 2019; road opening permit; approval from the New Jersey Department of Transportation. Motion carried unanimously.

h. Club House, Hunter Glen, Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

i. Femenich Incorporated, Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

j. PSE&G, 76 Dey Road, Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, 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; .4 driveway, .5 pavement, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

k. Solar Array Project, Trustees of Princeton University Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides , for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.

l. 6 Corn Road, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; a stormwater agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.

m. JBL Electric, South Plainfield - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to grant the Applicant's request for an extension until the October 8, 2019 Development Review meeting. Motion carried unanimously.

n. Vermella Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Ververides, to grant the Applicant's request to withdrawal without prejudice. 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 –

Mr. Ververides welcomed Ms. Roma Patel, Assistant Planner, as a new member of the Development Review staff. Mr. Aaron Kardon who served the staff for more than a decade has taken a position with the New Jersey Department of Environmental Protection.

Since there were no Public comments to come before the Committee, a motion was made by Mr. Ververides , seconded by Mr. Wong, 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. Wong, seconded by Mr. Ververides, the meeting was adjourned.

Respectfully submitted,

Brenda L. Bleacher
Development Review Secretary