

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
October 8, 2019
3:00 p.m.
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollando, Vice Chairman
Mr. George M. Ververides, Director Office of 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
Ms. Jessica Alvarez, Assistant Planner, Development Review
Ms. Roma Patel, Assistant Planner, Development Review
Ms. Mrunali Shah, Senior Engineering Aide

PUBLIC PRESENT

Mr. David Akins, Piscataway
Mr. Shawn Haussermann, 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.

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I. Minutes

Mr. Freidman moved, seconded by Mr. Pollando, to approve the Minutes of the August 13, 2019 meeting. Motion carried unanimously. The Minutes of the September 10, 2019 meeting were distributed for review.

II. Resolutions to be added - None

III. Resolution to be amended and executed - None

IV. Resolutions to be removed

A. Preliminary

- a. Edison Town Square, Phase 5, Chipolte, Edison - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Pollando, to grant the Applicant's Request to withdrawal this application. Motion carried unanimously.

B. Final

- a. Edison Town Square, Phase 5, Chipolte, Edison - In accordance with the staff's recommendation, Mr. Freidman moved, seconded by Mr. Pollando, to grant the Applicant's Request to withdrawal this application. Motion carried unanimously.

V. Open Public Discussion on Resolutions listed on this Agenda Only

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

The Chairman: This Public portion has been closed.

VI. Old Business

- A. Subdivision – None

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B. Release of Performance Guarantees –

- a. Woodhaven, Old Bridge- 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 \$874,543.00, and return the balance of the cash portion in the amount of \$87,445.00, return the performance bond in the amount of \$787,008.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. Heritage at Colonia, 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 \$45,231.00, and retain an application fee in the amount of \$500.00 and return the balance of the cash portion in the amount of \$44,731.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

VII. New Business

A. Development Applications Rejections –

- a. Dunhams Cove, East Brunswick - 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. Legacy Place, East Brunswick (Preliminary) - 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.
- c. Legacy Place, East Brunswick (Site Plan) - 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.

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B. Sketch Plats

- a. 12 Hudson Street, 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.

2. Preliminary

- a. Woodhaven Village, Section 2, Phase 5, Old Bridge - 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.

3. Final

- a. Regency at Monroe, Phase 10, Sheet 1 of 2, Monroe- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.
- b. Regency at Monroe, Phase 10, Sheet 2 of 2, Monroe- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.
- c. Woodhaven, Section 2, Phase 5, Sheet 1 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.
- d. Woodhaven, Section 2, Phase 5, Sheet 2 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.
- e. Woodhaven, Section 2, Phase 5, Sheet 3 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.
- f. Woodhaven, Section 2, Phase 5, Sheet 4 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.

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- g. Woodhaven, Section 2, Phase 5, Sheet 5 of 5, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.
- h. Point of Woods, Phase 4, Sheet 1 of 2, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.
- i. Point of Woods, Phase 4, Sheet 2 of 2, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, for final plat to be approved for filing. Motion carried unanimously.

4. Site Plans

- a. 570 Ryders Lane, East 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 11-6 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. Motion carried unanimously.
- b. Edison Town Square, Phase 6, Chick-Fil-A, 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.
- c. Edison Town Square, Phase 6, Chipolte, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Ms. Goomer, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. Edison Town Square, Phase 6, Tommy's Tavern, 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.

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- e. Lot 7, Block 20, 15 High Street, LLC, Helmetta - 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; a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- f. 94 Union Valley Road, Monroe - 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.
- g. 581 Cortlandt Street, Perth Amboy - 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. 326 Fitz-Randolph Road, Piscataway - 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.
- i. M & M Realty Partners, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the applicant's request for a withdrawal without prejudice. Motion carried unanimously.
- j. OEG Building Materials, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the November 12, 2019 Development Review Committee meeting. Motion carried unanimously.
- k. Raritan Street and Ridgeway Avenue, 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 11-6 Site Plan Details; Paragraphs L; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; road opening permit. Motion carried unanimously.

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- l. PSE&G's Sand Hills Substation, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Ms. Goomer, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .11 drainage; a 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; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.
- m. The Ramble at 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; a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; approval from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- n. JBL Electric, South Plainfield - 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; 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: January 14, 2020; a cash contribution towards a County Project. Motion carried unanimously.
- o. 165 New Brunswick Avenue, 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 11-6 Site Plan Details; Paragraphs M,P; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .9 sight triangle, .11 drainage; a performance guarantee to be determined; a street tree 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: January 14, 2020; a road opening permit. Motion carried unanimously.
- p. Hillside Gardens, 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.