

**Development Review Committee Meeting  
Middlesex County Planning Board  
County Administration Building,  
75 Bayard Street, Freeholder Meeting Room, , 1<sup>st</sup> Floor,  
New Brunswick, NJ 08901  
November 12, 2019  
3:00 P.M.  
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, Chairman  
Freeholder Director Ronald G. Rios  
Mr. George M. Ververides, Director Office Planning  
Mr. Ronald Sendner, Acting County Engineer  
Mr. Jason Friedman  
Ms. Rani Goomer  
Mr. William Thomas III  
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. Jessica Alvarez, Assistant Planner, Development Review  
Ms. Roma Patel, Assistant Planner, Development Review  
Ms. Mrunali Shah, Senior Engineering Aide

PUBLIC PRESENT

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.

Chairman Vaughn expressed heartfelt thanks to all our Veterans on Veteran's Day.

Freeholder Director Rios also asked that we remember all our Veterans on Veteran's Day.

The Secretary called the roll, and it was determined that a quorum was present.

Development Review Committee Meeting  
November 12, 2019

I. Minutes

Mr. Ververides moved, seconded by Ms. Goomer, to approve the Minutes of the September 10 meeting. Motion carried unanimously. The Minutes of the October 8, 2019 meeting were distributed for review.

II. Resolutions to be added

A. Release of Performance Guarantees

- a. Dennis Bello, Sayreville – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Ms. Goomer, to return a performance guarantee in the amount of \$6,955.00 and retain an application fee in the amount of \$250.00 and return the balance in the amount of \$6,705.00, since the required improvements have been found to be adequate and properly installed.

III. Resolutions to be amended and executed - None

IV. Resolutions to be removed

A. Release of Performance Guarantee

- a. Heritage at Colonia, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Ms. Goomer, to remove this staff report since the action took place on October 8, 2019. 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. Freidman, to close this public portion.

The Chairman: This Public portion has been closed.

VI. Old Business

A. Subdivisions - None

B. Release of Performance Guarantees –

- a. Monroe 33/Monroe Town Plaza, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for the return of a performance guarantee in the amount of \$400,202.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$40,019.00 and return the balance of the cash portion in the amount of \$39,019.00, return the performance bond in the amount of \$360,183.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. Woodhaven Village (Old Bridge Englishtown & Texas Road), Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for the return of a performance guarantee in the amount of \$949,791.82 and return the cash portion in the amount of \$94,979.96, return the performance bond in the amount of \$854,811.86, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

VII. New Business

A. Development Applications Rejections -

- a. 410 Main Street, Metuchen- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Freidman, to accept the staff's recommendation to reject this application. Motion carried unanimously.
- b. 411 Whitehead Avenue, South River- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director, to accept the staff's recommendation to reject this application. Motion carried unanimously.
- c. 2 Paddock Street, Woodbridge- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. 9 & 11 Bonnie Brook Avenue, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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. 255 Clover Place, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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. Highland Avenue Subdivision, Metuchen - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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. Sodano Office Plaza, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for a classified "B" sketch plat. Waive preliminary and final plats upon the receipt of revised plan; Section 10-6.2 Plat Details: Paragraphs G,Q; 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: February 13, 2020. Motion carried unanimously.
- e. 465-567 Johnstone Street, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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. 872-890 Cranbury, LLC, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for a classified "B" sketch plat. Waive preliminary and final plats all conditions are required under the Site Plan Application. Motion carried unanimously.



- b. Comcast Xfinity, East Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. 206 Talmadge Road, Edison – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for a conditional site plan approval subject to the receipt of proof of submission to the New Jersey Department of Environmental Protection. Motion carried unanimously.
- d. 255 Clover Place, Edison – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios; for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- e. 1099-1105 King Georges Post Road, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for a conditional site plan approval subject to the receipt of a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; proof of submission to the New Jersey Department of Environmental Protection. Motion carried unanimously.
- f. 1115-1195 King Georges Post Road, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for a conditional site plan approval subject to the receipt of a stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; proof of submission to the New Jersey Department of Environmental Protection. Motion carried unanimously.
- g. Davita-Edison, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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; a performance guarantee to be determined; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 55 feet; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: February 13, 2020; road opening permit. Motion carried unanimously.

- h. SEGME Cedar Lane, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, to grant the Applicant's request for an extension until the December 10, 2019 Development Review Committee meeting. Motion carried unanimously.
- i. 500 Milltown Road (LIDL), North Brunswick - - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- j. 2900 US 1 Sign, LLC, North Brunswick – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for a conditional site plan approval subject to the receipt of proof of submission to the New Jersey Department of Environmental Protection. Motion carried unanimously.
- k. St. Demetrios Senior Homes, Perth Amboy – In accordance with the staff's recommendation, Freeholder Director Rios moved, seconded by Ms. Goomer; for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Mr. Ververides present not voting. Motion carried.
- l. 17 Plainfield Avenue, Piscataway – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios; for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- m. ARCO Murry/Design Build, Piscataway – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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.
- n. The Princeton Abbey and Cemetery, Plainsboro – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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; proof of submission to the New Jersey Department of Environmental Protection; approval from the Delaware and Raritan Canal Commission. Motion carried unanimously.

- o. West Windsor Plainsboro Regional, Plainsboro - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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.
- p. OEG Building Materials, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios; to grant the Applicant's request to withdrawal without prejudice. Motion carried unanimously.
- q. 872-890 Cranbury, LLC, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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; .11 drainage; stormwater maintenance agreement; developer's agreement for traffic signal; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 55 feet; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: February 13, 2020; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- r. Wip Hopelawn Urban Renewal, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, 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; stormwater maintenance agreement; Dedications and Reservations of County Road Right-of-Way; Distance from Centerline 55 feet; Width of Dedication TBD; Length of Dedication TBD; Total Square Feet TBD; Date Deed Due: February 13, 2020; a road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- s. LIDL US Operations, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Freeholder Director Rios, for 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 Freeholder Director Rios, seconded by Mr. Ververides, 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, a motion was made by Mr. Ververides, seconded by Freeholder Director Rios, to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,



Brenda L. Bleacher  
Development Review Secretary

Prepared: November, 2019