

**Development Review Committee Meeting  
Of the Middlesex County Planning Board  
75 Bayard Street, 1<sup>st</sup> Floor, Administration Building,  
Freeholder Meeting Room, New Brunswick, NJ 08901  
December 10, 2019  
Minutes**

COMMITTEE PRESENT

Mr. Matthew Vaughn, 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. Shawn Haussermann, South River

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. Freidman moved, seconded by Mr. Ververides, to approve the Minutes of the October 8, 2019 meeting. Motion carried unanimously. The Minutes of the November 12, 2019 meeting were distributed for review.

II. Resolutions to be added - None

III. Resolution to be amended and executed - None

IV. Resolution to be removed

A. Preliminary

- a. 220 Gordon Road, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to remove this resolution. Motion carried unanimously.

B. Site Plan

- a. 295 Sanford Street, New Brunswick – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to remove this resolution. Motion carried unanimously.
- b. Kosciusco Avenue, South Plainfield - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to remove this resolution. Motion carried unanimously.

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

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

The Chairman: The Public portion has been closed.

VI. Old Business

A. Subdivision - None

B. Release of Performance Guarantees – None

VII. New Business

A. Development Applications Rejection -

- a. Hempshire Venture Partners, LLC, Carteret- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to accept the staff's recommendation to reject this application. Motion carried unanimously.

B. Sketch Plats

- a. 402 South 7<sup>th</sup> Avenue, Highland Park - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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. Monroe Solar Farm, LLC – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for a classified "B" sketch plat. Waive preliminary and final plats. All conditional are required under the site plan application. Motion carried unanimously.
- c. 16<sup>th</sup> Street, North Brunswick – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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. 3221 Bordentown Amboy Turnpike, Sayreville – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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. 4 Wilson Lane, Lot 11.27, Block 94, South Brunswick – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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. 240 Adeline Avenue, South Plainfield – In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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.
- g. Knock-on-Wood, LLC, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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. Legacy Place, East Brunswick- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for a conditional preliminary subdivision approval subject to the receipt of stormwater maintenance agreement; approval from the Middlesex County Mosquito Extermination Commission; approval/submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- b. Vermilla Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to grant the Applicant's request to withdrawal without prejudice. Motion carried unanimously.

3. Final

- a. BNE South Amboy, South Amboy- In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for final plat approval for filing. Motion carried unanimously.
- b. 1090 Green Street and 22 Homes Park Avenue, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for final plat approval for filing. Motion carried unanimously.

4. Site Plans

- a. 200 Federal Blvd., Block 2801, Lots 2, 3 p/o 1, Carteret - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Block 3601, Lot 1, 100 Jackson Ave., Carteret - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- c. Carteret Hal Tower, Carteret - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- d. Cosmopolitan-Carteret, Carteret - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to grant the Applicant's request to withdrawal without prejudice. Motion carried unanimously.
- e. Carteret Lofts, Carteret - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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; Bus Stop; a performance guarantee to be determined; developer's agreement for street tree, street light & plowing maintenance agreement; Dedications and Reservations of County Road Right-of-Way to be determined; road opening permit. Motion carried unanimously.
- f. Cranbury Station Road Flex Warehouse, Cranbury - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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; approval/submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.

- g. Legacy Place, East Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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; approval/submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- h. 115 Newfield Avenue, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner , for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- i. 150 Fieldcrest Avenue, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner , for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- j. SEGME Cedar Lane, Edison - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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 to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- k. EKTA 87, LLC, Middlesex - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner , for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- l. Middlesex Boro. Warehouse Project, Middlesex - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to grant the Applicant's request for an extension until the January 14, 2020 Development Review Committee meeting. Motion carried unanimously.
- m. Lot 12, Block 37, Brasusa, Phase II, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for a conditional site plan approval subject to the receipt of approval/submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.

- n. Abeel Road, JCG, Monroe - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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; approval/submission from the Delaware and Raritan Canal Commission. Motion carried unanimously.
- o. Plum II, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- p. RWJ Barnabas, New Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs C, 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 to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- q. Chick-fil-A, North Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- r. Jersey 34 Associates, Old Bridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for an exempt site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- s. Convery Plaza, Perth Amboy - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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 to be determined; road opening permit. Motion carried unanimously.

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- t. 600 Prospect Avenue, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for a conditional site plan approval subject to the receipt of approval/submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- u. 801 S. Washington , Cingular, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner , for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- v. Piscataway Centennial Developers, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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, .7 sidewalk, .8 curbing, .11 drainage, .12 traffic control; a performance guarantee to be determined; stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission. Motion carried unanimously.
- w. SW Investors, Piscataway - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to grant the Applicant's request for an extension until the January 14, 2020 Development Review Committee meeting. Motion carried unanimously.
- x. Gump Industries II, LLC, Sayreville - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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 to be determined; road opening permit. Motion carried unanimously.
- y. Heller, South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, to grant the Applicant's request for an extension until the January 14, 2020 Development Review Committee meeting. Motion carried unanimously.

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- z. Herman Services, Inc., South Brunswick - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, 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, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval/submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.
- aa. 2 Paddock, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner , for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- bb. BTC III Paddock, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner , for site plan approval. This site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- cc. Vermella Woodbridge, Woodbridge - In accordance with the staff's recommendation, Mr. Ververides moved, seconded by Mr. Sendner, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; Paragraphs L, M; Section 11-7 Design Standards; .4 driveway, .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; stormwater maintenance agreement; developers agreement; Dedications and Reservations of County Road Right-of-Way to be determined; road opening permit; approval from the Middlesex County Mosquito Extermination Commission; approval/submission from the New Jersey Department of Environmental Protection. Motion carried unanimously.

VIII. Communications –

Chairman: All correspondence 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

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X. Public Comments -

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

The Chairman: This Public portion has been closed.

XI. Adjournment

Mr. Ververides on behalf of the Office of Planning staff extended a healthy, happy holiday to everyone.

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

Respectfully submitted,



Brenda L. Bleacher  
Development Review Secretary