

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
February 12, 2020

1. Call to Order

Chairperson Conahan called the meeting to order at 7:27 pm.

2. Open Public Meeting Act Statement

Chairperson Conahan read the Open Public Meeting Act Statement.

3. Roll Call

The following members were present:

<i>CLASS IV MEMBERS:</i>	
FRANK RYAN DEC/2020 [PRESENT]	MARK KRANZ DEC/2023 [PRESENT]
MARTIN QUINN DEC/2021 [PRESENT]	MICHAEL CONAHAN DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT]	PAUL WOSKA DEC/2023 [PRESENT]
JOSEPH DESCENZA DEC/2021 [PRESENT] ALTERNATE 1	
JOE CARUSO DEC/2021 [PRESENT] ALTERNATE 2	

STEPHEN GRECO DEC/2020 [PRESENT] CLASS I MEMBER
ROBERT DESSINO DEC/2020 [PRESENT] CLASS II MEMBER
JEREMIAH CARNES DEC/2020 [PRESENT] CLASS III MEMBER

Also present Board Attorney: Mr. William Robertson
Board Engineer: Mr. Bob Bucco
Board Planner: Mr. Paul Ricci

4. Approval of ByLaws

Board Members were emailed the draft copy of Bylaws in the agenda packet. Chairperson Conahan recommended that the word Township be changed to Borough. Member Greco made a motion to adopt with the changes, seconded by Member Quinn. Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Descenza-yes, Member Caruso-yes. Motion passed.

5. Approval of Minutes

A. Planning Board Minutes November 27, 2019

Member Woska made a motion to approve the November 27, 2019 meeting minutes, seconded by Member Ryan. Vote: Member Woska-yes, Member Ryan-yes, Chairperson Conahan-abstain, Member Kranz-abstain, Member Sherr-abstain, Member

Quinn-abstain, Member Carnes-abstain, Member Dessino-abstain, Member Greco-abstain, Member Descenza-abstain, Member Caruso-abstain. Motion passed.

B. Zoning Board Minutes December 4, 2019

Member Sherr made a motion to approve the December 4, 2019 meeting minutes, seconded by Member Greco. Vote: Chairperson Conahan-yes, Member Woska-abstain, Member Ryan-abstain, Member Kranz-abstain, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-abstain, Member Greco-yes, Member Descenza-abstain, Member Caruso-abstain. Motion passed.

C. Joint Land Use Board Minutes February 5, 2020

Member Sherr made a motion to approve the February 5, 2020 meeting minutes, seconded by Member Quinn. Vote: All in favor. Motion passed.

6. Board Business

P2018-02

Major Preliminary and Final Site Plan

Layla Transport and Trailing LLC

Block 249 Lots 1 & 2

Mr. Kelso stated that he is the Attorney for the applicant, the applicant is returning with the revised plans and last appeared in front of the Board in August 2019.

Mr. Kelso stated that as part of testimony tonight the LSRP (Licensed Site Remediation Professional) will testify.

Mr. Kelso stated that the 3 buildings on the site will remain, variance for the fence (solid fence in front yard) which was discussed at previous meetings, consolidation of driveways due to previous Board comments.

Mr. Sharif Ali, the applicant's Engineer gave an overview of the application and changes using Exhibit A.

- There are three buildings on the site- 1st building for maintenance, 2nd bldg. for storage and 3rd building will be used as the office building.
- Buses will come in from the first driveway
- Site will be fenced
- There will be 86 parking stalls
- The office building will have 9 parking spaces for employees and handicapped parking space
- Explained fire truck access for the site.
- Additional stone to be added as base of parking area
- Existing bulk variance due to the existing front yard setbacks
- The two lots will be merged and the side yard setback variance will be eliminated
- The applicant is not proposing curb around the site due to contamination

- Existing sidewalks are to be repaired and site will be secured
- Originally applicant requested 8ft fence and then it was discussed at previous meeting about a 6ft fence.
- Applicant addressed the previous Fire Marshal report
- Originally applicant proposed 6 driveways now has reduced driveways to 4
- Created a vegetative buffer
- Any sweeping and washing will be in the back of the site
- Lighting had been added for security will not impact neighbors along Lincoln Blvd

Mr. Ricci asked about the types of trees to be planted as the buffer along Lincoln Blvd.

The applicant used sheet 4 of 6 to show that there will be 19 arborvitae, which areas the trees will be planted. The trees will be 3inch caliper and 6ft tall at planting.

Member Ryan questioned how the buildings will look, if there will be new siding or will they be painted.

Board Members discussed :

- elevations on the site
- type of stone to be added to site
- wear and tear on site.

The applicant will add spot elevations to the plan and follow the LSRP recommendations and site engineer recommendations.

Mr. Kelso stated that NJDEP requires inspections and maintenance and the applicant is required to have a maintenance and operations report.

Mr. Bucco stated that the applicant can't pave the site based on the LSRP report.

Members discussed mound of dirt on site, applicant will not be taking dirt off the property, paving the driveway aprons and fencing.

Chairperson Conahan opened the meeting to the public for questions for the Engineer.

Bob Edwards, 243 Hazelwood Ave, asked a question regarding wetlands.

The Engineer answered the question regarding wetlands.

Councilwoman Amy Flood, 351 Grant Ave. asked a question regarding gates and what type of gates.

The Engineer answered the question regarding the gates.

There being no further questions the Board continued with the application.

The applicant's Architect Mr. Ragab used three black and white architectural sheets to show 2 of the buildings. He stated that Building #1 will be the garage, Building#2 will be storage, Building #3 office will get new roof, siding and windows.

The Board stated that they want to see in color what is present and what will the building will look like. The Board stated that Lincoln Blvd is a major road and need to make sure improvements are what the Board has envisioned.

Chairperson Conahan opened the meeting to the public for questions for the Architect, there being no questions the Board continued with the application.

Mr. Bill Robertson duly swore in Mr. Michael Dempsey of Trinity Environmental and Mr. Christopher Richter.

Mr. Dempsey stated his education and credentials.

Mr. Richter stated his education and credentials.

Mr. Dempsey and Mr. Richter do not work for the applicant.

They gave an overview of the contamination and remediation work that has been going on since 90's. There are 17 areas that have received a No Further Action Letter from NJDEP. The ground water is still being monitored by wells. They discussed the treatment and sealing of the wells. They explained if the site was paved it would interfere with subsurface drainage. They explained that there has to be a 1ft cap over contamination and filed with the final deed. There will still be inspections yearly done by NJDEP to make sure caps are on the monitoring wells.

Chairperson Conahan opened the meeting to the public for questions.

Emil Vogt, 37 Davis Ave, Piscataway asked if a building could be built on the site.

Mr. Dempsey and Mr. Richter stated that yes a building would be an extra cap.

Mayor John Madden, 103 Rock Lane, asked questions regarding groundwater contamination, number of wells and treatment.

Mr. Dempsey and Mr. Richter answered the questions.

Bob Edwards, 243 Hazelwood Ave, asked how many more treatments would there be.

There would be four or five injections in the treatment wells.

There being no more questions the Board continued with the application.

Mr. Bill Robertson duly swore in Mr. John Korak of Stonefield Design. He stated his education and credentials. He stated he is the co-author of the traffic reports for this application.

Mr. Korak explained that the bus company is done by 4pm. The counts were based on operational hours which were different peak times.

Mr. John Jahr of Najarian stated that in the evening there are no buses on the road since the buses are returning by 4pm. The morning hours will have the most traffic.

Member Quinn asked about a light to let buses out.

Mr. Jahr explained that there would not be enough traffic for a light and there are strict federal guidelines.

Chairperson Conahan opened the meeting to the public for questions.

Emil Vogt, 37 Davis Ave, Piscataway, asked question about ingress/egress and having buses come out on the eastern side of the property.

The applicant will review the suggestion.

The applicant agreed to submit an after study six months after site has been in operation.

Mr. Jahr will work with the applicant and police department.

The Board continued with the application.

Mr. Walid Ahmed, owner explained the day to day operations of the bus company.

He explained that some schools districts are far away and he also serves Middlesex. He explained that the further the school it impacts what time the bus leaves. He stated that that all the buses don't leave at the same time in the morning.

Chairperson Conahan opened the meeting to the public.

Emil Vogt, 37 Davis Ave, Piscataway, asked why Mr. Walid needed so many spaces.

Mr. Walid stated he is asking for the maximum while he is in front of the Board.

There being no further questions the Board continued with the application.

The Board reviewed the Najarian Engineering report dated December 31,2019.

The Board reviewed fencing, the Board decided on a 6ft fence with green hedge slats.

The applicant stated that there would be no signage or would comply with signage ordinance.

The applicant would repair sidewalks as required by the Borough Engineer.

The lighting would be turned off by 10pm so neighbors would not be affected.

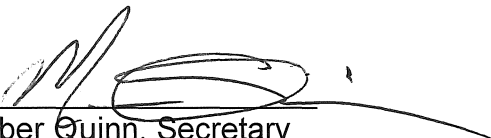
Photographs taken by Member Caruso to show site were entered as Exhibit A1 2/12/2020.

The applicants will return with revised colorized building renderings on March 11, 2020, no further notice will be required.

Member Sherr made a motion to go into Executive Session, seconded by Member Greco. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Descenza-yes, Member Caruso-yes. Motion approved.

Upon returning to public session, roll call was taken with all Board Members still present.

There being no further business Member Sherr made a motion to adjourn the meeting at 10:45pm, seconded by Member Quinn. Vote: All in favor. Meeting adjourned.


Member Quinn, Secretary


Karen Wick, Recording Secretary