

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
February 19, 2020

1. Call to Order

Chairperson Conahan called the meeting to order at 7:31 pm.

2. Open Public Meeting Act Statement

Chairperson Conahan read the Open Public Meeting Act Statement.

3. Roll Call

The following members were present:

CLASS IV MEMBERS:
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[ABSENT] CLASS III MEMBER

Also present Board Attorney: Mr. Albert Cruz
Board Engineer: Mr. Bob Bucco
Board Planner: Mr. Paul Ricci

4. Minutes

Member Quinn made a motion to approve the February 12, 2020 meeting minutes,seconded by Member Sherr. Vote: All in favor. Motion passed.

5.New Business

JLUB 2020-004

Major Preliminary and Final Site Plan

Veolia ES Technical Solutions

172-176 Baekeland Ave

Block 341 Lot 1

Mr. Nino Coviello stated that he is representing the applicant. He stated that the applicant had previously been approved for parking, paving, lighting etc.

The applicant is seeking approval for an addition 2,000 sq. ft for 2nd story offices. He explained that the building was already approved as part as previous application, now the applicant would like to add a 2nd story.

Mr. Albert Cruz stated for the record the documents that are part of the application.

Mr. Albert Cruz duly swore in Mr. Jerry Schlomer Project Manager of Veolia.

Mr. Schlomer stated:

- There are 20 employees at the site
- 5 employees remain at the site, the others take the trucks and go out
- Hours of operation are 6am to 8pm
- Stated the types of trucks to be at the site
- Site is a non hazardous waste transfer facility
- Use is permitted in the HI zone
- Permits are required by NJDEP- a copy of permit will be provided to the Board Engineer

Mr. Schlomer read the Fire Marshal email into the record and explained that they have installed a new fire hydrant and completed all inspections and testing.

Mr. Schlomer will provide to the Board written statement from the Fire Marshal office regarding completion of outstanding items.

Mr. Schlomer stated that site will be used for truck to truck transfer, containers do not get opened at this site.

Ms. Cruz stated that the previous Resolution has the hours of operation to be 24 hour.

Mr. Schlomer stated that they do provide emergency services for their customers, so if a client were to call they have been approved for 24 hr. operations

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

Ms. Cruz duly swore in Mr. Jasvinder Arjani, the applicant's Engineer

Mr. Arjani explained what Veolia was approved for at 172 Baekeland Ave. he explained that Veolia leases 2.3 acres on the site (northeast corner of the property).

Mr. Arjani stated that Veolia fixed the warehouse, improved the loading dock and were approved for an office building. He stated that the approvals were for a one story building, now they are seeking a 2 story using the same footprint.

Exhibit A1 2/19/2020 was entered as photographs of before and after of the site.

Mr. Arjani used Exhibit A1 photographs showing the new loading dock area and the warehouse. He stated that the new building will have the same color and finishes as the warehouse.

Mr. Arjani used the sheet C-4.3.1 to show the floor plan, small locker room and offices, 2 sets of stairs.

Mr. Arjani stated that there will be no changes in parking.

Member Kranz questioned the number of offices.

Mr. Arjani stated that there will be two offices downstairs.

Member Dessino questioned where the exact location of the building will be.

Mr. Arjani stated where the building will be located.

The Board reviewed the Najarian Engineering letter dated January 6, 2020:

- Lighting
- No changes in parking
- As built's have been provided to the Borough-applicant will send copy to Najarian
- Discussed wetlands, applicant in process of obtaining and no LOI
- Previously have emergency vehicle circulation drawing
- No new signage is proposed
- Applicant will provide fence/gate detail to the plan

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

Member Sherr made a motion to approve the Major and Preliminary Final Site Plan with the applicant complying with the Najarian Engineering letter, obtaining any necessary outside agency approvals, height and details of fence to be added to plan, approving existing waivers, seconded by Member Greco.

Before the vote took place, Mr. Bucco brought to the Board attention that he had been contacted by Piscataway as Baekeland Ave borders Middlesex and Piscataway. He was informed that Piscataway is intended to pave and construct curbs, looking for a monetary amount towards project.

Mr. Coviello stated that he received a call from Mr. Clarkin the Attorney for Piscataway.

Mr. Coviello stated that the applicant would be returning to the Board this summer as Veolia to expand to the south eastern portion of the property. Veolia has signed a year lease on this portion of the property. They are currently scheduled on the Middlesex

County Solid Waste Advisory Council in April. Once they obtain approvals they want to start to move operations from their current site to Baekeland Ave. He stated that once they obtain approvals then they will sign a long term lease.

Joseph Herreira, Supervisor of Engineering of Piscataway stated that Piscataway intends to pave Baekeland Ave from River Rd to the new bridge. The plan includes to widen the road, install curbs, and install sidewalks on the Piscataway side of street. He stated that currently Piscataway is in the process of securing easements on properties and should go out to Bid late this year. They would like to start the project later this year or next spring.

Mr. Bucco recommended that this should be considered with the new application.

The motion on the floor remains to approve the application with conditions stated by Member Sherr and seconded by Member Greco. Vote: Member Ryan-yes, Member Quinn-yes, Member Sherr-yes, Member Kranz-yes, Chairperson Conahan-yes, Member Woska-yes, Member Greco-yes, Member Dessino-yes, Member Descenza-yes. Motion approved.

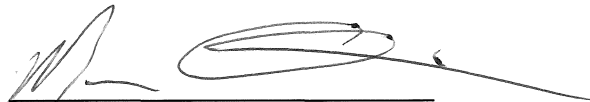
6. Board Comments

Member Ryan asked a question regarding term expirations for Members. Chairperson Conahan stated that since this is a new Board the terms are staggered.

Chairperson Conahan confirmed with the Board Members that the time change for meetings will be starting in April.

Chairperson Conahan opened the meeting to the public, there being no public comments he closed the public portion of the meeting.

There being no further business Member Sherr made a motion to adjourn the meeting at 8:37pm, seconded by Member Descenza. Vote: All in favor. Meeting adjourned.


Martin Quinn, Secretary


Karen Wick, Recording Secretary