

**Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
October 14, 2020**

1. Call to Order

Chairperson Conahan called the meeting to order at 7:11 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 [ABSENT] CLASS II MEMBER
JEREMIAH CARNES DEC/2020 [PRESENT] CLASS III MEMBER

Also present Board Attorney: Mr. William Robertson
Zoning Officer: Mr. Joe Costa (via phone)
Board Engineer: Mr. Peter Ciliberto
Board Planner: Mr. Paul Ricci

4. Approval of Minutes

Member Greco made a motion to approve the September 9, 2020 minutes, seconded by Member Descenza. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-abstain, Member Quinn-yes, Member Carnes-yes, Member Descenza-yes, Member Caruso-yes. Motion passed.

5. New Business

**JLUB 2020-007
Robert Pollara Jr.
Block 307 Lot 60 & 61**

Variance lot coverage

Mr. William Robertson informed the applicant of the technical difficulties with the recording device, how the meeting was to be recorded, how it would affect an appeal. Mr. Pollara stated he understood and still wanted to proceed with the hearing.

Mr. Robertson duly swore in Robert Pollara Jr., he stated that he has lived at the property for 15 years and is seeking to build a roof over the patio. He explained that his wife has health issues and is restricted due to COVID.

Mr. Robertson duly swore in Mr. Joe Costa (Zoning Officer) via phone. Mr. Costa explained that the maximum lot coverage for the principle building is 25%; with the roof of the patio connected to the house the applicant would be at 28% coverage. He stated that he had no objections to the Board granting this variance.

Member Descenza questioned the applicant on the posts of the structure.

Mr. Pollara stated that there would be 2 x 6 posts.

Member Kranz confirmed that the structure would be over the existing patio.

Mr. Pollara stated that the roof was to cover the patio, would remain open air structure and not increasing impervious coverage.

Mr. Robertson state that the applicant is seeking relief pursuant to, NJSA 40:55D-70 (C) bulk variance.

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

Member Sherr made a motion to approve the variance granting the applicant the 28% lot coverage, seconded by Member Greco. Vote: Member Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Greco-yes, Member Descenza-yes, Member Caruso-yes. Motion passed

**JLUB 2020-005
Robert Templin
59 Warrentville Rd
Block 5 Lot 8**

Minor Subdivision

Mr. Robertson duly swore in Mr. Robert James Templin.

Mr. Robertson informed the applicant of problem with the recording equipment, how the meeting was to be recorded and its affect on an appeal. Mr. Templin understood and wished to proceed with the hearing.

Mr. Robertson duly swore in Mr. Peter A Ciliberto Jr, Najarian Associates.

Mr. Ferb, the applicant's attorney stated that the Board had previously granting the subdivision in 2016, and after had 7 months of medical problems which prevented him from filing the subdivision deeds. He stated that the subdivision approval expired.

Mr. Templin stated that there were no changes to the subdivision plan, he modified to satisfy previous completeness reviews.

Mr. Ricci clarified that the Board was regranting the subdivision not extending the time.

Mr. Robertson confirmed that the Board was regranting not extending.

Mr. Ricci recalled at the previous hearing there were two plans that were shown.

Exhibit A1 10/14/2020 was entered as representation of the property with 4 lots with subdivision off of Warrenville Rd.

Mr. Templin explained that he did not want the cul-de-sac, would have more impervious coverage.

Mr. Templin explained that the 3-lot subdivision would have less impervious coverage and no cul-de-sac.

Mr. Templin used Exhibit A1 10/14/2020 to show the site and explained that there would be a conservation easement to the Borough.

Mr. Templin stated that the site is 4.4 acres, the front two lots are 10,000 sq ft and meets the zoning criteria. He stated that the flag lot is 3.9 acres and 2/3 of this lot is in flood zone.

Mr. Templin explained where the 6 shade trees would be located and how the sidewalk would be realigned, a portion would be around a large tree to remain.

Mr. Templin stated that water and sewer connections would be installed.

Mr. Robertson clarified that Mr. Templin is a licensed Engineer.

Mr. Templin stated that he prepared the plans and stated his work experience.

Chairperson Conahan asked Mr. Templin how many years he has owned the property.

Mr. Templin stated that he has owned the property for four years.

The Board continued with the Najarian Engineering letter dated August 11, 2020.

Mr. Templin stated that he had met with the staff of Najarian and agreed to the letter recommendations.

Mr. Templin stated that the subdivision will be filed by deed and have a conservation agreement.

Mr. Templin stated he is getting on LOI (Letter of Interpretation from DEP) extension.

Mr. Templin stated there will be a donation to Tree Replacement Fund, as the lots won't be able to support the trees.

The Board discussed who would review the trees to be removed.

Mr. Templin stated that most trees in the front of the property would be removed, the trees around the perimeter would remain.

Exhibit A2 10/14/2020 was entered as the RJT Tree Replacement Proposal.

Mr. Templin stated that Freehold Soil permit was extended, Middlesex County Planning Board application was pending, the fire marshal and police department had reviewed the plan.

Mr. Templin stated he was in agreement and would comply with the Najarian Engineering comments.

Mr. Costa(via phone) informed that applicant, that Middlesex Borough participate in the National Flood Program and would need to obtain field elevations when dealing with the Building Department.

Member Kranz questioned if the Greenbrook Flood Commission wall project would be near this property.

Member Woska, stated he is also on the Greenbrook Flood Commission and didn't believe this area was to be touched.

Mr. Ricci comments in his letter were addressed and he stated that the benefits outweigh the detriments, the three lots were a better zoning alternative.

Mr. Descenza questioned Mr. Templin about the fence on the site plan.

Mr. Templin stated that the fence was to be removed.

Chairperson Conahan opened the meeting to the public.

Mr. Robert De Filippis, 30 Stella Pl. stated he resides at an adjacent property, asked Mr. Templin if a maple tree that was located behind his house could be removed, as it was on Mr. Templin's property. He inquired about an additional tree.

Mr. Templin stated that this tree was to be removed and will check on the other tree mentioned.

Mr. Robert Vignoli, 108 ValleyBrook Ct. stated that he objected to the subdivision, stated his concerns with the water flooding down hill and would be worse with three additional structures on this property.

Mr. Templin stated that currently there is a large house, barn and parking area; there would be a reduction in impervious coverage.

There was a discussion of debris in the Brook already.

Chairperson Conahan stated that Mr. Vignoli, could ask the Council to have the Brook dredged.

There being no further public, Chairperson Conahan closed the public portion of the meeting.

Member Descenza questioned if there was any water retention on the plans.

Mr. Templin stated that nothing was proposed as not increasing the runoff.

Drainage was discussed and dredging the Brook.

Member Ryan made a motion to approve the minor subdivision, seconded by Member Caruso. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Greco-yes. Member Descenza-yes, Member Caruso-yes. Motion approved.

6. Board Comments

Member Descenza asked about Joy Bus Co. on Lincoln Blvd. Mr. Costa stated it was on his list. He stated that he has been working on Reagent Chemical and Jema.

Mr. Costa stated that Reagent had been approved by the Planning Board but constructed the modular building without obtaining the necessary permits. Mr. Costa stated that Robert Klein, Construction Official has issued fines against this company. Mr. Costa stated that Reagent has recently been working to resolve this issue.

Mr. Costa stated that another company Jema has UCC violations, does not have a sprinkler system and the Borough is doing research on how to shut down site.

Member Carnes asked Mr. Costa about the structure at Chicken palace. Mr. Costa informed the Board that they did not have any permits for this structure, and they have received a violation from the Construction Department.

Mr. Robertson stated he will repair a Resolution regarding set of regulations regarding remote public meetings.


Karen Wick, Board Clerk reviewed the meeting dates with the Board members.

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

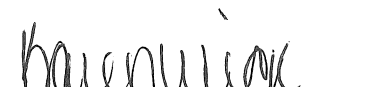
Member Ryan asked if the Board can review the Tree Replacement Fund fees as the ordinance has not been updated in many years. Member Ryan will invite Jason Bond from the Shade Tree Commission for the meeting.

Member Ryan informed the Board of the Recreation Resolution regarding porta johns.

There being no further business Member Descenza made a motion to adjourn the meeting at 8: 50pm, seconded by Member Greco. Vote: All in favor. Meeting adjourned.



Martin Quinn, Secretary



Karen Wick, Board Clerk