

**Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
December 9, 2020**

1. Call to Order

Chairperson Conahan called the meeting to order at 7:05 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]
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 via phone
Zoning Officer: Mr. Joe Costa

4. Executive Session

Member Sherr made a motion to go into Executive Session, seconded by Member Greco.
Vote:All in favor.

Upon returning to public session roll call was taken with all members still present.

5. Minutes

Member Sherr made a motion to approve the December 9,2020 meeting minutes, seconded by Member Greco. Vote: All in favor. Motion passed.

6. New Business

JLUB 2020-006 Final Site Plan with variance
Richie and Mike Realty
140 Union Ave
Block 127 Lot 2

Chairperson Conahan read into the record the letter from Mr. Sullivan asking for application to be adjourned to the January 27, 2021 meeting. The Board agreed and announced that the application was adjourned to the January 27, 2021 meeting and no further notice would be required.

7. Correspondence

A. Resignation of Martin Quinn

The letter was read at the previous meeting and the Council will be filling the vacant position in the new year.

B. Jason Bond- Tree Commission

Mr. Bond stated that the Shade Tree Commission had reviewed the fees and will be increasing but did not have a definite dollar amount. Mr. Bond asked the Board about soil permits. The Board informed Mr. Bond that developers need to obtain Freehold Soil Permit and also the site plans are reviewed by the Board Engineer.

C. Board Checklist

Mr. Joe Costa will be revising the checklist to include Fire Department, Shade Tree Commission and compliance with Chapter 224.

D. Middlesex County Agriculture Board 2021 Meeting Schedule

No action required by the Board.

E. NJ DEP Notice Block 40 Lot 41.01

Mr. Joe Costa stated that the applicant submitted the NJ DEP Application and gave a history on the property. Mr. Costa stated that once the NJ DEP Permit is approved then he will be able to continue construction.

Mr. Costa gave an explanation of the FEMA Flood Insurance Program how the regulations impact NJ DEP and UCC permits.

8. Board Comments

A. Subcommittee Formation for RFP'S

The subcommittee will consist of Chairperson Conahan, Member Sherr and Member Ryan. The Subcommittee will give its recommendation at the reorganization meeting on January 13, 2021.

9. Public Session

Rich Thomasey, 109 Greene Ave, asked if there was a flood map for Middlesex so you would know where flood zones are.

Mr. Costa informed the Board and public that he has requested to get a FEMA overlay over the tax map and for it to be placed on the web site. Mr. Costa will need to have this approved.

Mayor Madden 39 Ramsey Rd. confirmed with the Board that the house for the DEP Permit was located on the west side of High St. Mr. Madden asked a question regarding Agricultural Board.

The Board gave a copy of the notice to the Mayor.

Mr. Costa asked if there was any farmland in Middlesex Borough.

The Board discussed and stated that the farm was on Warrentown Rd which was the property that was recently subdivided.

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

Chairperson Conahan announce the next meeting will be the reorganization meeting on January 13, 2021 at 7pm.

There being no further business Member Greco made a motion to adjourn the meeting at 8:11pm, seconded by Member Descenza. Vote: All in favor. Meeting adjourned.

Chairperson

Karen Wick, Board Clerk