

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
January 27, 2021

1. Call to Order

Chairperson Conahan called the meeting to order at 7:06 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/2024 [PRESENT] MARK KRANZ DEC/2023 [PRESENT]
JOSEPH DESCENZA DEC/2021 [PRESENT] MICHAEL CONAHAN DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT] PAUL WOSKA DEC/2023 [ABSENT]
JOSEPH CARUSO DEC/2021 [PRESENT] ALTERNATE 1
JOHN SWEENEY DEC/2021 [PRESENT] ALTERNATE 2

ROBERT DESSINO DEC/2023 [PRESENT] CLASS I MEMBER
STEPHEN GRECO DEC/2021 [PRESENT] CLASS II MEMBER
JEREMIAH CARNES DEC/2021 [PRESENT VIA PHONE] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
BOARD ENGINEER- MR. BOB BUCCO
BOARD PLANNER- PAUL RICCI (VIA PHONE)
ZONING OFFICER- MR. JOE COSTA

4. Minutes

Member Sherr made a motion to approve the January 13, 2021 meeting minutes, seconded by Member Greco. Vote: All in favor. Motion passed.

5. New Business

JLUB 2020-010

Christopher and Stefani Martin
228 Fairfield Ave
Block 18 Lot 10 and 12

Variance for setbacks

Mr. Bill Robertson duly swore in Mr. Christopher and Stefani Martin.

Mr. Martin stated that the cape cod had been converted years ago and that the application is for a two car garage with loft for storage area. Mr. Martin explained that

the variance is for the side yard setbacks, the total of both side yard setbacks is 20ft and the property would have almost 14ft.

Mr. Martin explained that there:

- is no garage currently
- his family is going to have more drivers and more cars.
- street parking is very congested
- loft would be used for storage- no living space
- would enhance the look of the property

Exhibit A1 1/27/21 was entered as photograph of street with dwelling in the daylight hours.

Exhibit A2 1/27/21 was entered as photograph of street in the evening hours.

Member Caruso commented that the street has no sidewalks.

Member Carnes(via phone) questioned if he should vote since he wasn't able to see exhibits.

Mr. Robertson advised Member Carnes that since he was not able to see the exhibits he should abstain from voting.

Member Caruso made a motion to approve the application for side yard setbacks with condition that the loft not be used for living space, seconded by Member Ryan. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Kranz-yes, Member Descenza-yes, Member Carnes-abstain, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Sweeney-yes. Motion passed.

JLUB 2020-01

Major and Preliminary Final Site Plan-Amend

RG Middlesex LLC
River Rd/ Baekeland Ave
Block 353 Lots 1.01 and 1.02

Mr. Robertson duly swore in:

- Mikki Columbus, Rockefeller Group
- Mathew Welsch, Langan Engineering
- Jonathan Gerardo, Rockefeller Group- Senior Project Manager
- Alan Lothin, Langan Engineering-Senior Engineer- traffic testimony

Mr. Christopher DeGrazia, stated that he represents the applicant and also represented them in 2020 when they previously came to the board.

Mr. DeGrezia stated that the applicant has a prospective tenant for the site. The applicant is looking to reorient the entrance and sidewalk. The changes follow the Redevelopment Plan.

Mr. Matthew Welsch, Langan Engineering, was previously sworn in last year and the Board accepted his education and credentials.

Exhibit A1 1/27/21 was entered as a colorized site plan previously approved and prepared by Langan Engineering.

Mr. Welsch explained that there were three deviations to the Redevelopment Plan, which were the entrance way size, lighting and exterior trash not screened.

Exhibit A2 1/27/21 was entered as construction progress aerial taken from east, prepared by Langan Engineering.

Exhibit A3 1/27/21 was entered as construction progress aerial taken from west, prepared by Langan Engineering.

Mr. Welsch used Exhibits A2 and A3 to show that the roof is on the building and where the dock doors are located. He stated that most of the underground utilities were in.

Exhibit A4 1/27/21 was entered as colorized rendering of proposed development showing warehouse, detention basins, bioretention basins, office area and where loading docks, ramps and van parking are to be located.

Mr. Welsch used Exhibit A4 1/27/21 to show that there will be 281 external vans and 188 internal vans. There will be 469 total van parking stalls.

Mr. Welsch stated that curb lines were originally approved, no changes to the curbs.

Mr. Welsch stated that there will be six new drive doors and explained where the double ramp and single ramp will be located. He stated that there will be nine active loading docks.

Mr. Welsch stated that the tractor trailers will be delivering to the warehouse later in the evening and they will be keeping the River Rd. driveway.

Mr. Welsch stated that there are 335 parking stalls which will be mixed for employee vehicles and for vans.

Mr. Welsch stated that the office will be located on the northwest side of the property and outside the office will be a sidewalk with a block retaining wall to be added.

Mr. Welsch stated that the 26 x 14 trash enclosure will be located east of the loading dock and will be completely enclosed.

Mr. Welsch stated that there will be more lighting on the site and new signage has been added to direct drivers, speed bumps will also be added for safety.

Mr. Welsch stated that the tenant is looking for the van fleet to go to electric so they will be installing underground conduits and stands for electric vehicles.

Exhibit A5 1/27/21 was entered as colorized elevation drawing of the building, showing the blue striped around the top of the building.

Mr. Welsch stated that the west elevation will have store front glass by the office area.

Mr. Welsch stated that the signs on the building will be compliant with the ordinance.

Exhibit A6 1/27/21 was entered as the internal circulation plan showing van parking.

Mr. Welsch stated that starting at 9am employees will park their cars, pull van into building, load van and every 20 minutes there will be 40 vans leaving the building.

Mr. Welsch stated that the vans will be parked overnight, there will be 188 vans parked internally and 281 vans parked externally.

Mr. Welsch stated that vehicle maintenance will be offsite.

Member Descenza asked about the height of sprinter vans and asked if these vans will be able to fit under the underpass on River Rd.

The Board was informed that the vans will fit under the underpass on River Rd.

Member Kranz stated that sprinter vans are 9ft tall.

Mr. Welsch stated that the site will meet stormwater requirements and issued a new memo.

Mr. Welsch stated that they have agreed to work with Najarian and comply with the comments.

Mr. Welsch stated that they have agreed to a six month and 12 months after study.

Mr. Welsch stated that there will be 18 tractor trailer trips daily.

Member Descenza asked if the operations are 5 days or 7days.

The Board was informed that the site would be operating 7 days a week and the tenant is seeking a 10 year lease.

Mr. Costa, Zoning Officer asked about maintenance at the site such as tire changing.

The Board was informed that there would be no maintenance on the site.

Mr. Costa asked if the garbage would be enclosed.

The Board was informed that the containers in the garbage enclosure would have lids.

Member Caruso asked if the warehouse ventilation would be upgraded.

The Board was informed that the warehouse would be properly ventilated.

Mr. Welsch stated in the future the building will have solar panels, be constructed with the infrastructure to allow solar.

Member Dessino asked a question regarding the property located near the fence, stated it looks like it was seeded.

The Board was informed that this was a temporary stabilizer.

Mr. Welsch stated that the tree counts are consistent, and the tree replacement fee has already been paid.

Mr. Welsch stated that there are no stormwater changes, no curbs on Baekeland Ave and stated where the grass and shrubs will be.

The Board was informed that the tenant will be looking for anticipated occupancy in June or July and most likely get a temporary certificate of occupancy.

Mayor Madden asked about the requirements of exhaust for the warehouse.

Mr. Gerardo stated the requirements will be covered under the building permit and will comply.

Mayor Madden asked how many speed bumps will there be and if they considered no speed bumps due to snow plowing.

Mr. Gerardo stated that the tenant wants the speed bumps and tenant will take care of maintenance.

Member Greco asked if the signage will be pylon.

Mr. Gerardo stated that there will be two monument signs that will be conforming to Borough ordinance.

The Board reviewed the Najarian Engineering letter dated 1/25/21.

The applicant agreed to add ADA railing to the sidewalk, pavement thickness will be consistent to the original design, drainage addressed, landscaping addressed, vapor barrier installed.

Member Ryan asked if the owner or the tenant would oversee the site.

Ms. Columbus stated that the tenant is the one responsible and usually hires a property manager.

Mr. Lothin stated he would testify about traffic, he previously testified last year and is qualified, the Board accepted his qualifications.

Mr. Lothin stated that the previous specs stated that there would be 74 vehicle am trips, 83 vehicle pm trips; 15 am trucks and 17 pm truck trips.

Mr. Lothin stated that this tenant would have more off peak hours.

Mr. Lothin stated that there would be 1 truck between 7am -9am and 71 cars and 1 truck in the pm peak hours.

Mr. Lothin stated that there would be a significant reduction of truck trips.

Mr. Lothin stated that between 4:30am and 10:30am there would be one truck every hour.

Mr. Lothin stated that the facility peak hour is between 10am and 11am; which the volume on River Rd is 50% less.

Mr. Lothin stated that 42 vans will leave the site every 20 minutes; this reduces truck traffic and there would be more vans.

Mr. Lothin stated the applicant has agreed to a post occupancy study at 6 months and 12 months.

Member Descenza questioned how many vans would be going to River Rd or Baekeland Ave.

The Board was informed that of the 42 vans; 25% would be going north, 25% would be going on Baekeland Ave and 50% would be going onto Rt 287.

The Board was informed that most of the vans would be driving through Piscataway and there would be a drastic reduction on tractor trailers.

Member Dessino commented that the traffic was light by the Best Buy warehouse.

Member Sweeney asked if there would be fueling of vehicles on the site.

The Board was informed that there would be no fueling or oil changes on the site.

John Jahr, Najarian Associates, stated that there would be a significant reduction of tractor trailer traffic.

Mr. Jahr stated that the peak of the operation would have less traffic during normal peak hours and it is a much more metered flow.

Mr. Jahr stated overall there are more trips but there are less tractor trailers and these would be on off peak hours.

Mayor Madden commented that the maintenance on the roads will be less due to less heavy trucks on the road.

The Board reviewed the Ricci Planning letter dated 1/12/21.

Mr. Ricci stated that the change to the traffic is a positive change compared to what was previously approved.

Mr. Ricci confirmed that the monument signs and locations would be the same and the mounting height will not be higher than 35 ft.

Mr. Ricci asked about potential perimeter fencing around the site.

The Board was informed that there will only be fencing around stormwater basin.

Mr. Bucco stated that no idling sign should be installed as required by state law.

Mr. Ricci stated that the conditions of the previous approval stated that no more than 4 tenants at the same time.

Mayor Madden asked if there would be a change in the square footage of the office space.

Mr. Welsch stated that the office space is more likely to get scaled back.

The applicant will provide the square footage to Najarian Associates by the end of the next week.

Chairperson Conahan stated that the biggest change is the traffic and there would be less impact.

Member Descenza commented he was in favor of the application; jobs being created and less air pollution with electric vehicles.

Chairperson Conahan opened the meeting to the public, there being no public questions or comments he closed the public portion

Member Descenza made a motion to approve the amended preliminary and final site plan with no new design waivers, increase in driveway width, illumination discussed exterior trash enclosure, with conditions of compliance with the Najarian Engineer letter dated Jan. 25, 2021 and Ricci Planning letter date Jan. 12, 2021 and to provide a 6 month and 12 month post occupancy traffic study, no idling sign to be posted, ADA railing to be installed, seconded Member Sherr. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Kranz-yes, Member Descenza-yes, Member Carnes-abstain, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Sweeney-yes. Motion passed.

Member Dessino stated he took photos of the site showing seeding, brush and debris. These photos were entered as JLUB Exhibits 1A,2A,3A,4A, 5A, 6A 1/27/21 into the file.

JLUB 2020-006

Site plan with variance

Richie and Mike Realty
140 Union Ave.
Block 127 Lot 2

Chairperson Conahan read into the record the letter sent January 27,2021 asking to be adjourned to the February 10, 2021 meeting and no further notice would be required. The Board agreed with the request.

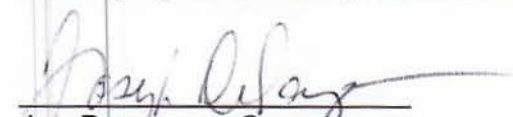
6. Correspondence

Mr. Sullivan wrote a letter regarding 585 Union asking for the Board to allow different amount of escrow. The application is for a use variance and to bifurcate the site plan from use variance. The fee schedule does not have an application fee and escrow for the bifurcation. The Board did not agree with Mr. Sullivan letter. Mr. Robertson stated he would contact Mr. Sullivan.

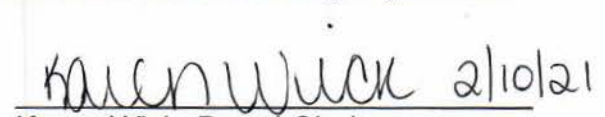
7. Board Comments

The Board discussed zero lot line ordinance that had previously been passed then repealed by the Governing Body.

There being no further business Member Greco made a motion to adjourn the meeting at 9:40pm, seconded by Member Descenza. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk