

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
February 10, 2021

1. Call to Order

Chairperson Conahan called the meeting to order at 7:04 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 [PRESENT]
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] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
ZONING OFFICER- MR. JOE COSTA

4. Minutes

Member Sweeney made a motion to approve the January 27, 2021 meeting minutes, seconded by Member Kranz. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-abstain, Member Kranz-yes, Member Descenza-yes, Member Carnes-yes, Member Greco-yes, Member Caruso-yes, Member Sweeney-yes. Motion passed.

JLUB 2020-010

Memorialize Resolution

5. Old Business

Christopher and Stefani Martin
228 Fairfield Ave.
Block 18 Lots 10 & 12

Member Descenza made a motion to approve the Resolution, seconded by Member Sherr. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes,

Member Woska-abstain, Member Kranz-yes, Member Descenza-yes, Member Carnes-abstain, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Sweeney-yes. Motion passed.

JLUB 2020-011

Memorialize Resolution

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

The Resolution adoption will be on February 24, 2021.

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 dated February 10,2021 asking for the applicant to be adjourned to March 24, 2021 meeting without re-noticing. The Board agreed that the applicant would have to re-notice as this is the third time the applicant has asked to be adjourned.

6. Correspondence

A. NJ DEP Permit 323 High St.

The Board received a copy of the NJDEP Permit. No action required by the Board.

7. Board Comments

A. Zero Lot Line Discussion

Mr. Costa informed the Board that there is an upcoming meeting with Chairperson of Joint Land Use Board, Attorney of Joint Land Use Board, Mayor and Business Administrator to discuss Zero Lot Line. Mr. Costa stated currently there is no ordinance, he is focusing on what the Board wants to do moving forward. The Board discussed the following:

- option that residents could apply for variance
- master plan and impact of two-family dwellings such as parking/traffic/schools
- having single family homes knocked down and replaced with two family dwellings
- certificates on non- conformity for existing duplexes
- discussed less than 10% of homes are two family dwellings
- maintenance issues such as different color sidings and roofs

The Board was not in favor of a zero lot line ordinance returning to the Borough.

8. Public Comments

Mayor Madden asked who owns the property on 140 Union Ave and if any part was in a flood zone.

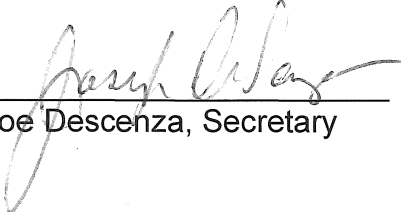
The Board informed Mayor Madden of the owner listed on the application and stated the Engineer was aware of the flood concerns.

Mayor Madden asked a question about zero lot line using his property as an example.

The Board answered that a use variance would be required.

The Mayor agreed that the Master Plan is very important for Borough's direction.

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



Joe Descenza, Secretary



Karen Wick, Board Clerk