

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
February 24, 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:

<i>CLASS IV MEMBERS:</i>	
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
BOARD ENGINEER- MR. BOB BUCCO
BOARD PLANNER- MR. PAUL RICCI

4. Minutes

Member Greco made a motion to approve the February 10, 2021 meeting minutes, seconded by Member Sherr. Vote: All in favor. Motion passed.

5. Old Business

JLUB 2020-011

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

Memorialize Resolution

Mr. Robertson reviewed the amendments to the Resolution. He explained conditions 4, 5 and 8. Member Sweeney made a motion to adopt the Resolution with the amendments, seconded by Member Descenza. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member

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

6. New Business

JLUB 2021-001

Informal Concept Review

229 Bound Brook Rd LLC
229 Bound Brook Rd
Block 6 Lot 3

Chairperson Conahan stated that this application was for feedback only.

John Kline, Stonefield Design stated that the applicant wanted feedback before an expensive design.

He stated the conceptual plan presented is for a Popeye's quick serve restaurant. He stated that it is a conditional use and referred to Ordinance 420-59 (H)(2)

Limited-service restaurants having a customer service and eating area within its building or leasehold area of less than 1,000 square feet shall be exempt from this limitation.

Mr. Kline stated that the square footage was under 1,000 square feet

Mr. Kline stated that the concept plan has one lane and two order windows, one way driveway from Route 28, one way circulation with angled parking, setbacks were compliant, buffering, 25 parking spaces.

Mr. Ricci asked about the que length and if there was a standard.

The Board was informed that there would be 11 or 12 vehicles and asked about signage.

Mr. Bucco asked that storm drainage be included on the site plan.

Mr. Costa asked about property maintenance and the new owner of the property.

Member Ryan asked what made them pick area.

The Board was informed that it was a growing brand.

Member Woska asked how many employees would be at the site.

The Board was informed of number of employees and typical work times.

Chairperson Conahan opened the meeting to the public.

Mayor Madden, asked a question regarding impervious coverage.

The Board was informed that the site is approximately 52% impervious.

Mayor Madden asked if the property was in a flood zone and if the construction would be a slab or basement.

The Board was informed the construction would be a slab.

Chairperson Cohan stated the definitions of limited service restaurant and a full service restaurant.

The Board asked a question regarding the location of the dumpster.

Mr. Ricci commented on lighting and signage.

The presentation was concluded.

6. Board Comments

Member Woska commented on the parking along shoulder of Route 28 from Gramercy Gardens condos.

The Board discussed parking along the shoulder on Route 28.

7. Public Comments

Chairperson Conahan opened the meeting to the public.

Jason Bond, Shade Tree Commission stated that the Commission is reviewing their fees. He stated the last revision was done in 1981.

The Joint Land Use Board was in favor of having the Shade Tree Commission revise their fee schedule and stated that previous applicants have made contributions to Tree Replacement Funds instead of planting trees.

Mr. Bond stated that the Shade Tree Commission was considering 8 to 25 inch tree = \$400, 25-36 inch tree = \$500 and 36inches and higher =\$900.

The Board discussed specimen trees and clear cutting lots.

Mr. Ricci stated he would send another town's Tree Ordinance to Mr. Bond for him to review.

The Board was in favor of the Shade Tree Commission revising their Tree Replacement Fund amounts.

Chairperson Conahan closed the public portion of the meeting.

Member Descenza made a motion to go into Executive Session, seconded by Member Greco.

Upon returning from Executive Session roll call was taken with all members still present.

There being no further business Member Descenza made a motion to adjourn the meeting at 9:01pm, seconded by Member Greco. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk