

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
May 26,2021

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 [ABSENT] 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 Greco made a motion to approve the April 28, 2021 meeting minutes, seconded by Member Descenza. Vote: All in favor. Motion passed.

5. Old Business

JLUB 2020-006

Richie and Mike Realty
140 Union Ave
Block 127 Lot 2

Memorialize Resolution

Chairperson Conahan stated that the members Carnes and Dessino will have to abstain from the vote due to the use variance.

Board Members discussed the NJDEP letter in correspondence regarding 140 Union Ave.

Board Members had a discussion on the state and the progress of the clean up that was agreed to at the previous meeting.

Mr. Costa stated that he can arrange a conference call with the Applicant, the Applicant's Attorney Chairperson Conahan and himself to make clear the expectations that Board and Borough have of the applicant to keep property clean.

Member Ryan made a motion to approve the Resolution, seconded by Member Descenza. Vote: Member Sherr-yes, Member Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member Descenza-yes, Member Carnes-abstain, Member Dessino-abstain, Member Greco-yes, Member Caruso-yes. Motion passed.

6. Correspondence

A. DEP Notice- Green Brook Department Delineation

No action required by the Board.

B. DEP Notice- 140 Union Ave

No action required by the Board.

C. Middlesex County Water Resources Association Meeting Dates Notice

No action required by the Board.

D. DEP Notice- Princeton Hydro Freshwater Wetlands General Permit

No action required by the Board.

7. Board Comments

A. Update Council Cannabis Ordinance

Mr. Costa gave an update on the ordinance that the Governing Body passed. The 1st part of the 2 part ordinance dealt with the clean air ordinance; no public smoking to include cannabis. The governing Body will prohibit recreation sale of cannabis; only medical marijuana sales will be allowed in the IND and HI zones as a conditional use. The Governing Body will have a public hearing in June on this ordinance.

Mayor Madden stated that the Governing Body banned Class 5 sales.(Class 5- Retailer(sell marijuana to consumers from retail store)

Member Carnes asked a question regarding Class 6 sales. (Class 6- Deliver Service (home delivery courier for Cannabis Retailers)

Mr. Costa stated that the state is only permitting a certain number of licenses to sell cannabis.

B. Property Maintenance Update

Mr. Costa explained the process in which summons are issued for property maintenance.

Mr. Costa will provide a Notice of Violations Report for the Board so Members can see which properties have been issued violations.

Mr. Costa stated the Joy Transportation located on Lincoln Blvd is working on their Engineer items to comply with their approved site plan.

Member Woska asked about the fencing around McDonalds since it had been taken down.

Mr. Costa stated that the former Stohms Auto Repair has been boarded up.

C. Financial Disclosure Forms

Members were reminded that the deadline to file is May 31, 2021.

Member Dessino asked about adding to the Master Plan curbs and sidewalks.

Chairperson Conahan opened the meeting to the public.

Mayor Madden, Ramsey Rd. asked a question regarding using escrow fees for things like property maintenance.

Mr. Robertson explained that the MLUL statues state that escrow fees are used for professional reviews and inspections.

Mayor Madden asked a question regarding flood zone and elevations regarding 140 Union Ave.

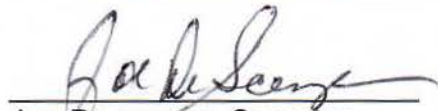
Chairperson Conahan stated that the applicant had proposed a drywell on the property and will work with the Board and Borough Engineer.

The Board discussed two family condos.

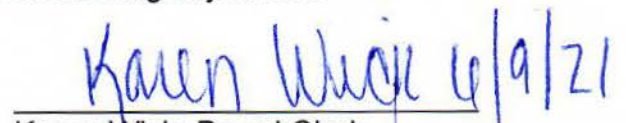
8. Executive Session

Executive Session was cancelled.

There being no further business Member Greco made a motion to adjourn the meeting at 8:38, seconded by Member Caruso. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk