

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
June 9,2021

1. Call to Order

Chairperson Conahan called the meeting to order at 7:18 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 [ABSENT]	PAUL WOSKA DEC/2023 [ABSENT]
JOSEPH CARUSO DEC/2021 [PRESENT] ALTERNATE 1	

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

The Board acknowledged the passing of Alternate Member Mr. John Sweeney and his dedication to the Borough of Middlesex.

4. Minutes

Member Descenza made a motion to approve the May 26, 2021 meeting minutes, seconded by Member Kranz. Vote: All in favor. Motion passed.

5. New Business

JLUB 201-003

Front and Rear Yard Setback

Barry Procter
120 Jay Pl.
Block 10 Lot 9

Mr. Bill Robertson duly swore in Mr. Barry K. Procter.

Mr. Procter stated he has lived in Middlesex for 45 years and would like to build a small addition. He stated the addition would be going out to the left side yard.

Mr. Procter stated that the addition would be 40ft long by 12ft wide.

He stated that the addition will allow more room to watch his grandchild.

He stated that the house is a ranch style house, and they don't want to move.

He stated the overall size lot is much bigger than most, but it is an oddly shaped lot.

He stated no trees would be taken down and the addition would enhance the look of the neighborhood.

The Board reviewed the survey and stated that the front yard set back would be 25.9 ft where 30ft is required and the rear yard setback would be 13.5 ft. where 20ft. is required.

Mr. Procter stated that he had his architect redesign the addition to avoid a variance but the room would be about 6ft in width; not enough room for their needs so he is seeking the variance for the setbacks so the addition could be the size he originally wanted.

The Board confirmed the foundation for the addition will be flush with the current foundation.

The Board Members confirmed that the addition will be to the left if looking at Jay Pl.

Board Members had no issues with the proposed setbacks.

Member Descenza made a motion to approve the application with the setbacks, seconded by Member Caruso. Vote: Chairperson Conahan-yes, Member Ryan-yes, Member Kranz-yes, Member Descenza-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes. Motion passed.

6. Board Comments

A. Update Council Cannabis Ordinance

Chairperson Conahan stated that Board reviewed ordinance and the Council would be discussing in June.

B. Property Maintenance Violation List

The Board Members discussed the list.

Chairperson Conahan opened the meeting to the public.

Mayor Madden, 39 Ramsey Rd. asked a question about setback and if a variance would be needed.

The Board informed the Mayor that a variance might be needed depending on township zoning rules.

The Board discussed Baekeland/ River Rd. curbs and sidewalks.

Mayor Madden, asked a question regarding data earth terminal in the cannabis ordinance.

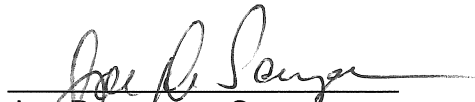
Mr. Robertson will speak to Joe Costa, Zoning Officer, regarding this portion of the ordinance.

7. Executive Session

Executive Session was cancelled.

Member Greco stated that he would not be able to attend the June 23rd meeting due to vacation.

There being no further business Member Greco made a motion to adjourn the meeting at 8:05pm, seconded by Member Descenza. Vote: All in favor. Motion passed.



Joe Descenza, Secretary



Karen Wick, Board Clerk

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