

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
June 23,2021

1. Call to Order

Chairperson Conahan called the meeting to order at 7:09 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

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

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

The Board congratulated Mr. Robertson on the Advanced Realty decision.

4. Minutes

Member Descenza made a motion to approve the June 9,2021 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 Dessino-abstain, Member Caruso-yes. Motion passed.

5. Old Business

JLUB 2021-003

Barry Procter
120 Jay PI
Block 10 Lot 9

Memorialize Resolution

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

JLUB 2021-002

Use Variance

Facciponti
585 Union Ave.
Block 86.08 Lot 1.01

Chairperson Conahan read into the record the letter from Mr. Sullivan asking for an adjournment to August 11, 2021. The applicant will re-notice.

6. Board Discussion

A. Property Maintenance Violation List

Mr. Costa reviewed the Property Maintenance List with the Board. Mr. Costa informed the Board that 700 South Ave received 4 violations. The Board discussed properties that had their lawn cut by the Borough; most of the properties on the list were on for overgrowth. Mr. Costa also presented a spread sheet of permits for May and June.

7. Shade Tree Update

Jason Bond of the Shade Tree Commission informed the Board of a Pin Oak that was breached on Union Ave where the subdivision of 3 homes will be. The Board and Shade Tree discussed procedures regarding enforcement. The Board and Shade Tree discussed when an applicant doesn't have to go the Board and owner clears the lot of all trees.

8. Ordinance Review

A. Cannabis Ordinance

Mayor Madden stated that the Governing Body introduced Cannabis Ordinance #2037-21. As part of municipal land use procedure, the Board has to refer back to the Mayor and Council whether the ordinance is consistent with the Master Plan. Chairperson Conahan read an email from the Board Planner Mr. Ricci stating that the Master Plan is silent on cannabis therefore not inconsistent with the Master Plan. The Board reviewed the ordinance again as it was reviewed at the last meeting. Member Kranz made a motion to authorize the Joint Land Use Attorney to draft correspondence from Board stating that Ordinance 2037-21 is consistent with the Master Plan and send to the Mayor and Council, 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-abstain, Member Dessino-yes, Member Caruso-yes. Motion passed.

9. Board Comments

Member Descenza thanked Bill Robertson for a good job regarding Advanced Realty.

Member Dessino stated that curbs are being installed along Baekeland Ave.

Member Ryan thanked Jason Bond for his time.

10. Public Comments

Mayor Madden, 39 Ramsey Rd thank Bill Robertson for his work on Advanced Realty. He asked a question regarding 140 Union Ave. oil tank.

The Board stated that the company removing the tank from the property will need to provide the receipt.

Mayor Madden stated that the Borough has no authority for tree replacement on private property.

Mayor Madden stated that there is going to be a dedication on July 11, 2021 for Lincoln Statue.

Member Ryan asked about a quiet title for the Lincoln Park.

The Board was informed that the Borough Attorney would be handling the title.


Mr. Robertson informed the Board that Advanced Realty would have 45 days to appeal the decision form June 21, 2021.

Rich Rutkowski, 211 Maple Ave. thanked the Board for standing up for Middlesex. He commented on the 7-11 Raritan Ave entrance and congestion.

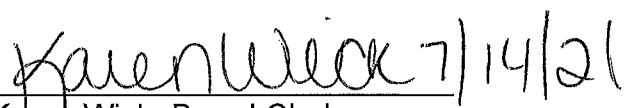
There being no further public comments Member Sherr made a motion to go into executive session, seconded by Member Descenza. Vote: All in favor.

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 9:14pm, seconded by Member Caruso. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk