

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**July 14, 2021**

**1. Call to Order**

Chairperson Conahan called the meeting to order at 7:03 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 [PRESENT] CLASS II MEMBER  
JEREMIAH CARNES DEC/2021 [PRESENT] CLASS III MEMBER

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

**4. Minutes**

Member Descenza made a motion to approve the June 23, 2021 minutes, seconded by Member Carnes. 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- abstain, Member Caruso-yes. Motion passed.

**5. New Business**

JLUB 2020-009 Admin Change  
CP Middlesex LLC  
Mountain Ave  
Block 318 Lots 4.02, 38.01, 48

Mr. Bucco explained that as part of the application outside agency approvals are needed. He explained how the stormwater regulations had changed on March 2, 2021.

The applicant will need to comply with the new regulations so the applicant will have to add another detention basin, so the applicant will be losing parking spaces.

The applicant exceeded the required number of spaces and by losing the parking spaces they will still be exceeding the Borough's requirement. The Borough ordinance requires 118 parking spaces. The applicant will now has 265 instead of 329.

The applicant will also be enhancing the landscaping at the site due to the detention basin.

Mr. Bucco stated that in his opinion the applicant still complies with the Resolution approval; the applicant is still complying with lighting, truck turning radius, etc.

Member Descenza commented that it would be better stormwater management system.

Chairperson Conahan read into the record the last two paragraphs of the Resolution authorizing the administrative change.

Member Greco made a motion to approve the resolution amending application #2020-009, 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. Motion passed.

## **6. Correspondence**

### **A. RJT Construction, 59 Warrenville Rd. Block 5 Lot 8 -request of extension**

The Board reviewed the request for an extension of filing the subdivision deeds for 60 days while the Applicant completes the Developers' Agreement with the Borough.

The Board Engineer had no objection to the request.

Mr. Robertson explained to the Board Members that the applicant has to record the subdivision deeds within 190 days, or the approval will lapse, and the applicant would have to start over.

The Board Attorney had no objection to the request.

Member Descenza made a motion to approve the Resolution granting an extension of 60 days to file the subdivision deeds, seconded by Member Kranz. 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. Motion passed.

## **7. Board Comments**

**A. Property Maintenance Violation List**

Chairperson Conahan stated that the violation list would be on the seconded meeting of the month.

Mr. Costa informed the Board Members that he is working on making the applications fillable PDF and revising the checklist to include Fire Dept, etc..

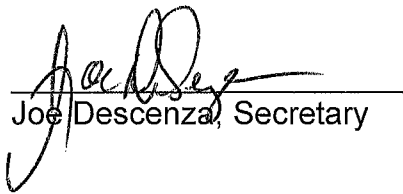
The Board discussed properties: 770 Bound Brook Rd and Mc Donalds's, 300 Lincoln Blvd, 820 Lincoln Blvd.

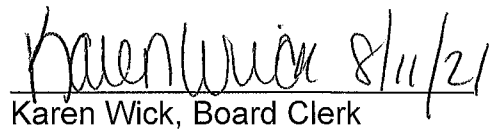
The Board stated that there had been a dedication of the Lincoln Park and Statue.

Mr. Costa stated that he will be looking into revising the sign ordinance for the Borough.

Chairperson Conahan opened the meeting to the public, there being no public he closed the public portion of the meeting.

There being no further business Member Greco made a motion to adjourn the meeting at 7:52pm, seconded by Member Caruso. Vote: All in favor. Meeting adjourned.

  
Joe Descenza, Secretary

  
Karen Wick, Board Clerk