

**Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
November 10, 2021**

1. Call to Order

Chairperson Conahan called the meeting to order at 7:06pm.

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 [ABSENT]
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] ALT 1	
TODD NICOLAY DEC/2022 [PRESENT] ALT 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. ROBERT BUCCO

3. Minutes

Member Greco made a motion to approve the October 13, 2021 minutes, seconded by Member Woska. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Descenza-abstain, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay-yes. Motion passed.

4. Old Business

JLUB 2021-010

Board of Education

Fisher Ave

Von E Mauger and Watchung Elementary School

Block 186 Lot 1 and 1.02

Memorialize Resolution

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

JLUB 2021-005

Memorialize Resolution

Reagent
5 Factory Lane
Block 350 Lot 1

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

5. New Business

JLUB 2021-005

Major Preliminary and Final Site Plan

CP Middlesex LLC
Mountain Ave/ Wood Ave
Block 318 Lot 4.02, 38.01, 48

Mr. Steven Tripp stated he was representing the applicant with amended preliminary and final site plan.

Mr. Tripp explained how the application had been originally approved and amended due to NJDEP general wetland permit.

The plan now is to construct a 318,000 sq.ft. warehouse reducing the size of the warehouse.

The Court Reporter, duly swore in Mr. Jeff Bastow, 32 Kimble Ave, Morristown, NJ.

Exhibit A1 11/10/21 was entered as an aerial exhibit prepared by Langan Engineering.

Mr. Bastow used Exhibit A1 to show the left side of the building and how far the building will reach as it now can't extend to the wetlands.

Mr. Bastow stated that the original building was much larger, and the building will be reduced by 60,0000 sq. ft.

Mr. Bastow stated that 2 bays on the left side of the building have been eliminated, removed parking on the left side of the building and moved the guard station.

Mr. Bastow explained condition #4 of the original approval which was to obtain NJDEP access permit to Cedar Ave.

Mr. Bastow explained how he did not get approval for his NJDEP general permit and he will most likely get denied by NJ DEP for an access permit.

Mr. Bucco agreed with Mr. Bastow regarding the fact he would likely get denied.

Exhibit A2 11/10/21 was entered as prior site plan.

The Court Reporter duly swore in Chris Cirrotti, Langan Engineering, 300 Kimble Dr.

Mr. Cirrotti had been previously sworn in and qualified and the previous hearing.

Exhibit A3 11/10/21 was entered as a color rendering of site plan

Mr. Cirrotti explained that since the original approval the building has been scaled back again:

- the building has been reduced from 379,340 sq. ft. to 318,290 sq. ft.
- there will be no parking on the left side; 19 parking spaces have been eliminated
- there will be one bio retention basin
- reduction in car parking spaces from 265 to 245 spaces
- reduction in trailer parking spaces from 128 to 120 spaces
- reduction in loading doors from 55 to 47 doors
- reduction in impervious coverages from 79% to 76.4 %
- guard house has been relocated to the southeast side
- gate has been moved to the property line

Mr. Cirrotti stated that there are no new variances and the deviation of the lighting had been previously granted.

Mr. Cirrotti will work with the Board Engineer to make sure all technical issues are resolved and will comply with the Engineering letter.

Mr. Cirrotti stated that the building will look the same architecturally but just be smaller in size.

Mr. Cirrotti addressed Mr. Ricci's letter regarding that the survey is older than six months, no other issues.

Mr. Cirrotti stated that the applicant will still need to obtain outside approvals due to the modification of the project. The applicant has already been approved by Middlesex County Planning Board on November 9, 2021 The applicant is waiting for the official letter.

The applicant and the Board have just discussed the Cedar Ave access permit by NJDEP and the applicant will not be seeking permission from NJDEP to have this access route.

Mr. Cirrotti stated that there will be no changes to the lighting that has already been approved.

Mr. Cirrotti stated that the landscaping will have fencing that is continual around the developed site.

Mr. Cirrotti stated that colors have not been chosen yet for the site as they are waiting for the tenant.

The Board was informed that the Borough Attorney does not want to amend the Developer's Agreement that has already been signed.

The applicant agrees to comply with the Shade Tree Commission's report, Police Dept and Fire Dept.

Mr. Cirrotti stated where the refuse area would be on the site and site can facilitate truck turning movements.

Mr. Cirrotti stated that there is a fire truck lane around the building.

Member Dessino stated his concerns with traffic on Mountain Ave.

Member Caruso asked a question pertaining to the length of the driveway.

Mr. Cirrotti stated that the driveway is 24 ft in length.

Mr. Costa asked about the width of the street Mountain Ave/ Wood Ave.

Mr. Cirrotti explained the access will be turning in/out By D & J Auto which will be demolished.

Chairperson Conahan opened the meeting to the public.

Mayor John Madden, 39 Ramsey Rd. stated that he felt the applicant got a raw deal from the state regarding the NJ DEP permits. Mayor Madden asked about the modification of Freehold Soil permit.

Mr. Cirrotti explained the process and that the applicant will have to comply with the new regulations that were effective March 2021 and he explained the bio retention basin for stormwater management.

There being no further public questions, Chairperson Conahan closed the public portion of the meeting.

Mr. Robertson stated that he drafted a proposed Resolution regarding the application and explained that the applicant will work with Board Engineering letter, Ricci Planning letter, remove condition #4 from previous approval, all previous conditions will remain in effect and to add that the applicant will comply with Police and Shade Tree comments.

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

Member Greco made a motion to approve drafted Resolution with the addition of applicant to comply with Police and Shade Tree comments, seconded by Member Descenza. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Descenza-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay-yes. Motion passed.

5. Correspondence

A. Middlesex County Agriculture Board Notice

No Action Required by the Joint Land Use Board.

B. Middlesex County Planning Notice

Information in notice will pertain to when Master Plan is heard and adopted.

6. Board Comments

A. Master Plan Update- Appointing Planner

Chairperson Conahan informed the Board the last review was done in 2012 and he hopes to have the new review completed and adopted by June 2022.

Chairperson Conahan explained that the Board can have a basic examination, full examination -overlay zone and including cannabis or deep review with town hall like meetings.

Chairperson Conahan explained the pricing range from \$6,800 to \$20,000.

The Board discussed having Mr. Ricci provide a proposal and adopt a Resolution to have the Master Plan Examination not to exceed certain amount of money.

Chairperson Conahan explained once the Resolution is Memorialized at the Dec 8th meeting then the subcommittee will be able to meet.

Member Descenza made a motion to approve Paul Ricci as Planner for the Master Plan with a full examination (level #2), seconded by Member Greco. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Descenza-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay-yes. Motion passed.

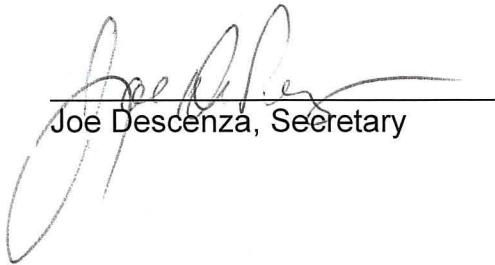
Member Dessino asked if the Lincoln Monument was put on the Historical Registry.

The Board discussed and Mayor Madden commented that the Board Attorney, Chris Corsini is working on this, doing a Title Search. He explained that this can be expensive and time consuming.


Board Members stated their concerns with Statue and new development.

Chairperson Conahan announced the next meeting will be Wednesday December 8th.

There being no further business Member Descenza made a motion to adjourn the meeting at 8:40pm, seconded by Member Greco. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk