

**Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
February 23, 2022**

1. Call to Order

Chairperson Conahan called the meeting to order at 7:05 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 [ABSENT]
JOSEPH DESCENZA DEC/2024 [PRESENT]	MICHAEL CONAHAN DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT]	PAUL WOSKA DEC/2023 [ABSENT]
JOSEPH CARUSO DEC/2023 [ABSENT] ALTERNATE 1	
TODD NICOLAY DEC/2022 [ABSENT] ALTERNATE 2	

ROBERT DESSINO DEC/2023 [PRESENT] CLASS I MEMBER
STEPHEN GRECO DEC/2022 [PRESENT] CLASS II MEMBER
JEREMIAH CARNES DEC/2022 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
BOARD ENGINEER-MR. ROBERT BUCCO JR.
BOARD PLANNER-MR. PAUL RICCI
ZONING OFFICER-MR. JOE COSTA

4. Minutes

Member Greco made a motion to approve the January 26, 2022 minutes, seconded by Member Sherr. Vote: Member Sherr-yes, Member Ryan-yes, Member Descenza-abstain, Member Conahan-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion approved.

5. Old Business

**JLUB 2021-012
Jeffrey Buccellato
534 Drake Ave
Block 310 Lot 50**

Minor subdivision

The Resolution will be placed on the next agenda.

5. New Business

JLUB 2021-013

KSG Middlesex 700, LLC

700 South Ave

Block 267 Lots 4, 5,6

Major Preliminary and Final Site Plan

Mr. Chris Murphy stated he is the Attorney representing the applicant.

Mr. Murphy stated the existing building on the site would be demolished, the site would have 21 vehicle parking spaces, stormwater plan, landscaping and lighting.

Mr. Bill Robertson duly swore in the applicant's Engineer, Mr. Josh Sewald from Dynamic Engineering.

Mr. Sewald stated his education and credentials. The Board accepted Mr. Sewald as an expert witness.

Exhibit A1 2/23/2022 was entered as a colorized Aerial Exhibit, with yellow dotted line showing the site area.

Mr. Sewald used Exhibit A1 to show:

- that a portion of the property is in Dunellen; there will be no improvement in that area.
- the property was developed in the 1940's and 1950's and has been vacant for many years.
- the property is 6.285 acres which 5.48 acres are in Middlesex
- there are 4 separate lots- 3 in Middlesex and 1 in Dunellen.
- the 4 curb cuts will be consolidated to 1 curb cut.
- to the North is the Railroad and to the East is Dunellen.

Exhibit A2 2/23/2022 was entered as the site plan overlaid on the landscape plan.

Mr. Sewald used Exhibit A2 to show:

- the orange is the building, the green is the grass, trees, and existing landscaping on the property.
- the current building would be demolished, and a new warehouse would be built with 21 parking spaces and 6 loading docks.
- the application is compliant with the bulk chart, no variances will be needed.
- Loading dock will be to the east of the building
- Employee parking will be on 2 sides of the building
- The building will have all utilities such as water, gas, electric.
- The east side of the property is floodplain due to the Bonnie Gut Brook
- NJDEP permit is pending
- Showed location of parking lot

Mr. Sewald explained the stormwater management and will also be using the landscaping plan as part of stormwater management.

Mr. Sewald stated that there would be 228 trees on the property; and will comply with all landscaping requests.

Mr. Sewald explained the lighting at the site; there will be three poles the rest of the lights will be building mounted with no spill over onto South Ave.

Mr. Sewald explained the design waiver so that the applicant will not have to see a variance.

The board reviewed the Collier's Engineering Letter dated February 16, 2022.

- No specific tenant at this time or hours of operation
- Applicant will comply with Fire Marshal regarding layout of site
- No sidewalk is proposed
- Board agreed to applicant contributing to the sidewalk fund
- Signage will comply with Borough Ordinance-IND use not retail

Mr. Costa, Zoning Officer stated that any tenant will be subject to Change of Tenant/Use Review and hours, number of employees, number of parking spaces need to comply, or the applicant goes to the Board.

Member Descenza asked if the building will be sprinklered and if this part of a PILOT program.

The Board was informed that the building will be sprinkler system and is **not** part of a PILOT program.

The Board continued with the Colliers Engineering review letter:

- Welcome to Middlesex Sign will remain on the property
- Applicant is not removing utility poles
- Applicant is not upgrading fire hydrants
- Applicant will comply with the Fire Marshal comments and also have a knox box installed
- Applicant will comply with location/footprint of exterior ingress doors and staircase with the architectural plans
- Application will notify Conrail when applying for construction permits for demolition
- An Environmental Impact Statement is not prepared- NJDEP has Phase I on the property. Applicant will prepare a EIS statement
- Trash/ Refuse compactor will be located along the access aisle (area to be added to the site plan)
- Applicant will comply and provide estimate of cost of proposed onsite and offsite improvements.

- Applicant will comply and provided as built drawings
- Applicant will comply as use heavy duty asphalt throughout the entire parking area
- Applicant will comply with NJDEP Stormwater regulations
- Applicant will add note to plan regarding irrigation
- Applicant is seeking a design waiver of light from the candle requirement
- No hours of operation- tenants will be required to fill out change of tenancy/use review form
- Applicant will consolidate from 4 curb cuts to 1 curb cut
- There will be 6 loading docks

The Board discussed the warehouse parking spaces. Mr. Ricci stated that there are 20 parking spaces; a high-end warehouse would not be interested in this site due to the size.

Mr. Ricci stated that there are no variances requested.

Mr. Ricci asked about the materials to be used on the wall and that no colors had been indicated.

The applicant has not proposed any fencing on the site.

The applicant clarified that the site will not be used as a retail location.

Mr. Costa asked that once the building is completed and is vacant to have security around the property.

Mr. Costa stated that he agreed that the applicant is improving the site.

Member Ryan asked a question regarding the wetlands.

Mr. Sewald explained the stormwater system with the wetlands and using natural wetlands as part of the process.

Member Dessino asked about the location of the new building as compared to where the current building is located.

Mr. Sewald stated that the building is pulled away from the east side of the property.

Member Greco asked a question regarding staging for the fire department due to the location of building if there was a fire.

Mr. Sewald stated that the staging would be on South Ave. not on the property.

Chairperson Conahan opened the meeting to the public for questions.

Mayor Madden, 39 Ramsey Rd asked stormwater questions including the size of the pipe.

Mr. Sewald stated that roof would have leaders to underground water retention basin, and that the size of the pipe would be 12 inches.

Member Ryan stated that currently the roof runoff goes everywhere so the water retention system is an improvement.

Mr. Sewald stated that a maintenance manual would be required.

The applicant summarized the application.

Member Sherr made a motion to approve the Major Preliminary and Final Site Plan with the following conditions: Applicant shall comply with the comments in the Colliers Engineering letter dated February 16, 2022, applicant shall comply with the comments in the Ricci Planning review letter dated January 14, 2022, applicant shall comply with the Shade Tree Commission review letter, applicant shall comply with the Fire Marshal review letter, applicant will comply with necessary outside agencies, applicant will comply with the NJDEP, contribute to the sidewalk replacement fund, signage will comply with Borough Ordinances, comply with railroad during demolition/construction, provide an EIP (Environmental Impact Statement), add refuse area to the site plan and architectural plans, add compactor note to plan, future tenants to comply with zoning application, obtain letter from Dunellen regarding their block and lot, Board grants waiver of lighting, Board grants waiver of driveway width, seconded by Member Descenza. Vote: Member Sherr-yes, Member Ryan-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

6. Correspondence

- A. Notice of Borough of Bound Brook-127 Talmage Ave

No Action required by the Board.

7. Board Comments

- A. General Discussion

Board discussed fence around 770 Bound Brook Rd. (former Stohms), Mr. Costa has issued tickets to owner of 750 South Ave, Army Corp has been issued \$496 million to complete project.

- B. Master Plan Update

Subcommittee meeting was held in the afternoon February 23, 2022. The subcommittee discussed: COAH affordable housing,- fire headquarters, zoning chart- bulk chart such as impervious coverage, South Ave as Redevelopment zone, next meeting possibly on March 23,2022 (concentrate on Lincoln Blvd).

Member Sherr made a motion to go into Executive Session, seconded by Member Dessino. Vote: All in favor.

Upon Returning from Executive Session Member Greco made a motion to open to public session, seconded by Member Sherr. Vote All in favor.

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 8:55pm, seconded by Member Descenza. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk