

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**March 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 [PRESENT]
JOSEPH CARUSO DEC/2023 [PRESENT] ALTERNATE 1	
TODD NICOLAY DEC/2022 [PRESENT] 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 PLANNER-MR. PAUL RICCI  
ZONING OFFICER-MR. JOE COSTA

**4. Minutes**

Member Descenza made a motion to approve the February 23, 2022 minutes, seconded by Member Sherr. Vote: Member Sherr-yes, Member Ryan-yes, Member Woska-abstain, Member Descenza-yes, Member Conahan-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Member Caruso- abstain, Member Nicolay- abstain. Motion approved.

**5. Old Business**

JLUB 2021-013  
KSG Middlesex 700, LLC  
700 South Ave  
Block 267 Lots 4, 5,6

Memorialize Resolution

Member Greco made a motion to approve the Resolution, seconded by Member Descenza. Vote: Member Sherr-yes, Member Ryan-yes, Member Woska-abstain,

Member Descenza-yes, Member Conahan-yes, Member Carnes, Member Dessino-yes, Member Greco-yes, Member Caruso-abstain, Member Nicolay-yes. Motion passed.

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

Memorialize Resolution

Member Ryan asked a question regarding tree in the Resolution.

The Board discussed the tree protection violation process.

Mr. Robertson advised that only the members that voted no at time of application would be voting.

Member Sherr made a motion to approve the Resolution of Denial, seconded by Member Greco. Vote: Member Sherr-yes, Member Ryan-yes, Member Woska-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

Chairperson Conahan wanted to clarify why meetings get cancelled.

Chairperson Conahan stated that meeting get cancelled because of one of three reasons; there are no applications to be heard, no quorum or inclement weather.

## **6. New Business**

JLUB 2022-002  
David Williams  
342 N. Lincoln Ave  
Block 25 Lot 9

Certificate of Non-Conformity

Application was not heard. Applicant will re-notice.

## **7. Correspondence**

A. D & R Canal Commission Letter- Green Brook Pump Station

No Action required by the Board.

Chairperson Conahan opened the meeting to the public.

Jason Bond, 313 Ambrose Ave., stated that the new construction on corner of Rt 28 and Orchard Rd was encroaching on the tree protection zone.

Mr. Costa and Mr. Bond discussed notifications of these issues. Mr. Bond will email with address, photo and call Mr. Costa and they will meet at site.

## 8. Board Comments

### A. Master Plan Update

Chairperson Conahan updated the Board Members as to future dates.

- 4/13/22 Subcommittee meeting prior to JLUB meeting
- 5/11/22 Public Hearing specifically for Master Plan
- 5/25/22 Board Review and also public comments- final recommendations
- 6/8/22 Adopt Master Plan- (Members and Public can comment)

Chairperson Conahan updated the Board with topics discussed:

- Lincoln Park, pocket parks
- Zoning lot requirements
- Flood plain and impervious coverage
- R60B increase sq ft to 7,000 sq ft and lot width to 70ft.
- Changing zone boundary lines
- Cannabis
- Lincoln Blvd height to reduced to 3 story
- Rentals vs homeowners
- Rental Registrations
- Rt 28 Redevelopment zone

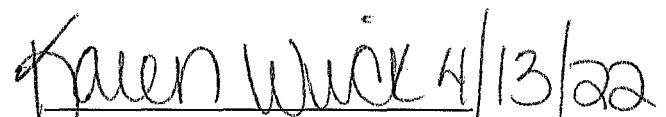
Chairperson Conahan opened the meeting to the public.

Mayor Madden, 39 Ramsey Rd. asked a question regarding the dripline on tree on 534 Drake Ave., asked a question about Redevelopment study timeline for Rt 28.

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

There being no further business Member Descenza made a motion to adjourn the meeting at 8:35pm, seconded by Member Greco. Vote: All in favor. Meeting adjourned.

Respectfully submitted,

  
Karen Wick, Board Clerk