

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**May 25, 2022**

**1. Call to Order**

Chairperson Conahan called the meeting to order at 7:10 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/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 7:20] ALTERNATE 2 |                                    |

ROBERT DESSINO DEC/2023 [PRESENT CLASS I MEMBER  
STEPHEN GRECO DEC/2022 [PRESENT] CLASS II MEMBER  
JEREMIAH CARNES DEC/2022 [PRESENT 7:20] 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 May 11, 2022 minutes, seconded by Member Kranz Vote: Member Sherr-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member Descenza- yes, Chairperson Conahan-yes, Member Dessino- yes, Member Greco-yes, Member Caruso-abstain. Motion approved.

**5. Borough of Middlesex Master Plan Reexamination presented by Paul Ricci**

Mr. Ricci stated that after the last meeting, the Acme property was added into the report as vacant property that needed to be occupied.

He stated that the previous power point presentation is now a 67 page document.

Mr. Ricci reviewed the Key Findings and Recommendations for the 2022 Master Reexamination Report Adoption:

- Lincoln Boulevard Redevelopment Plan Area
  - Board recommended Lincoln Blvd plan to reduce stories from five to three stories or less
  - Add recreation space
  - Mix use Development
  - Increase minimum size of apartments for 1 bedroom to 1,000sq.ft.
  - Townhouse to be permitted in plan
- Lincoln Statute
  - Define area of grass
  - Add parking signage
  - Improve Park area with benches
  - Put on open space inventory
  - Board won appeal on development at site
- Flood Control Plan Zoning
  - Add a policy statement
  - Lands that may be able to be used in future after Army Corps Project Completed
- Municipal Town Center
  - Potentially acquire Middlesex Presbyterian Church
  - Municipal Land Fill site- inquire about solar
  - Also work with Cultural and Heritage committee- Veterans and Banners
- Policy Statements
  - Union Carbide Redevelopment Area
  - South Ave Redevelopment
  - Zero Lot Line Zoning
  - Open Space/Recreation Planning
- Zone Boundary Amendments
  - Referred to Appendix C-
  - Change RT zone and eliminate two family in district
  - McDonald's property to allow for townhouse possibly
- Zone Requirement Recommendations
  - Decrease lot coverage percentage
  - Increase principle building coverage percentages
  - In R60B zone increase lot size to 7,000 sq/ft and clarify provision
  - Recommended that lots should have principal building -not have contractor's yard
  - Update Redevelopment plan regarding new lighting requirements
- Other Amendments
  - Create policy for EIS (Environmental Impact Statements, Community Impact Statements, and Traffic Studies)
  - Update signage ordinance- include menu board for drive-throughs
  - Update tree ordinances
  - Have major applications provide post occupancy studies

Chairperson Conahan asked the Board Members for questions.

Member Dessino asked a question regarding low income housing and COAH.

Mr. Ricci gave a history of affordable housing and the Borough doesn't have a set number.

Chairperson Conahan opened the meeting to the public.

Rich Rutkowski, asked how the Lincoln Boulevard Redevelopment Plan fits into the Master Plan

Mr. Ricci stated that the Mayor and Council would need to adopt the recommendations, then the Mayor and Council would need to revise the Redevelopment Plan.

Mayor Madden, 39 Ramsey Rd., asking a question regarding lighting recommendations. He stated that Recycle Yard would not be moving due to FEMA and recommended that be taken out of Reexamination Plan, Borough working with Army Corp regarding parks. He stated that the Borough has lost pocket parks, maybe a walking park or sculpture park would be added.

Gene Hanania, asked about property tax abatement.

Mr. Ricci stated that only PILOT programs can be approved by the Mayor and Council.

Ms. Wilczewski, 168 So. Lincoln Ave. gave a history of the Lincoln Statute, as part of the Cultural and Heritage Committee she has been trying to register the Statute as a Landmark.

Mr. Ricci stated that a statement can be added to the Reexamination Plan regarding historical preservation.

Emil Vogt, asked why the Lincoln Boulevard Plan was needed and it keeps changing.

Mr. Ricci explained why the Borough chooses to have the Plan.

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

Chairperson Conahan announced that the Master Plan Reexamination Adoption would be at the next meeting on June 8, 2022.

**6. Old Business**

JLUB 2022-003

Joseph and Jeffrey Zimbardo

Cook Ave.

Block 174 Lot 37.01

Memorialize Resolution

The Board reviewed the Resolution and amended the Resolution to say that trees will be removed prior to construction. Member Greco made a motion to adopt the amended Resolution, seconded by Member Descenza. Vote: Member Sherr-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Carnes-yes, Member Greco-yes. Member Caruso-abstain, Member Nicolay-abstain. Motion passed.

JLUB 2021-015

Middlesex Congregation of Jehovah's Witnesses

772 and 776 William St.

Block 292 Lot 28 and 32

Memorialize Resolution

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

**7. Correspondence**


A. 2022-2023 Lower Raritan Middlesex County Water Resources Annual Meeting Schedule.

No action required by the Board.

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

Chairperson Conahan announced the next meeting is Wednesday June 8, 2022 at the Middlesex Public Library Community Room.

There being no further business Member Greco made a motion to adjourn the meeting at 8:36pm, seconded Member Caruso. Vote: All in favor. Meeting adjourned.

  
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Joe Descenza, Secretary

  
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Karen Wick, Board Clerk