

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**June 8,2022**

**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 [ABSENT]	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 [ABSENT] 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 Sherr made a motion to approve the May 25, 2022 minutes, seconded by Member Greco Vote: All in favor. Motion approved.

**5. Public Hearing and Master Plan Reexamination Adoption**

The previous Master Plan Reexamination Report had been adopted in June 2012 and is required to be adopted every 10 years as per state statute. The Board Clerk has sent out notice of public hearing as required.

Mr. Ricci stated that there had been previous public meetings on the Reexamination Report and he highlighted areas of the Report:

- Making changes to the Lincoln Boulevard Redevelopment Plan
- Lincoln Statute

- Municipal Town Center
- Former McDonald's site
- Presbyterian Church
- Park and Ride
- Sense of Place
- Improve Public Spaces
- Firehouse
- RT Zone changes to eliminate Two Family Dwellings
- Rezoning of Lincoln Boulevard
- Zone Requirements Standards, impervious coverage and lot size changes
- Review sign ordinances

Chairperson Conahan opened the discussion to the Board Members.

Member Carnes asked a question regarding a statement made in the Plan about recreational space.

Mr. Ricci stated that this was in the previous plan and the goal had not been met so he added this statement to this Plan.

Member Ryan commented about the two-family dwellings on Route 28 in the RT zone that was previously the Fisk property.

The Board recommends to the Council and it would be the Council change ordinance.

Member Carnes asked about the statement in the Plan that read- the Landfill needs 20 more years of remediation.

Mr. Ricci stated how that statement came into the plan, also how the Borough had Solar uses in mind for the property.

Mr. Ricci stated that the Plan can be amended if needed for this property and also if there were changes on the Cannabis ordinances.

Chairperson Conahan opened the meeting to the public.

Mr. Vogt had no comments.

Chairperson Conahan closed the public portion of the meeting.

Chairperson Conahan read into the record the Resolution adopting the 2022 Master Plan Reexamination. Member Greco made a motion to approve the Resolution, seconded by Member Kranz: Vote: Member Sherr-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Chairperson Conahan-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes. Motion passed.

6. Correspondence

A. PSEG- Extension of Freshwater Wetland General Permit

No Action Required by the Board.

B. Letter to Board- KSG Middlesex 700, 700 South Ave Block 267 Lots 4,5,6

Mr. Robertson informed the Board that he received the letter from KSG Middlesex 700, 700 South Ave. This application was already approved in February 2022. The letter is referring to the town doing a Redevelopment Study. Mr. Robertson stated that the Board would not have jurisdiction on this matter. The Board will refer this letter to the Mayor and Council for a response. Mr. Robertson stated that currently not in a Redevelopment Zone.

7. Board Comments

Member Dessino stated that the former Acme property was removing asbestos.

Mr. Costa stated that no applications or correspondence has been received for this property.

Mr. Costa distributed a draft checklist that Board Applications should receive so they know everything that is required for permit and certificate of occupancy. Mr. Robertson will review.

Chairperson Conahan thanked Paul Ricci for his hard work on the Master Plan.

Chairperson Conahan announced the next meeting will be July 13, 2022 at the Library Community Room.

There being no further business Member Greco made a motion to adjourn the meeting at 7:47pm, seconded by Member Sherr: Vote: All in favor. Meeting adjourned.

Respectfully submitted,

  
Karen Wick, Board Clerk