

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
September 14,2022

1. Call to Order

Chairperson Sherr called the meeting to order at 7:00 pm.

2. Open Public Meeting Act Statement

Chairperson Sherr 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]	JOE CARUSO DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT]	PAUL WOSKA DEC/2023 [PRESENT]
TODD NICOLAY DEC/2023 [PRESENT] ALTERNATE 1	
SPENCER DURKIN 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 ENGINEER-MR. JOSEPH VENEZIA, COLLIERS ENGINEERING
BOARD PLANNER-MR. PAUL RICCI
ZONING OFFICER-MR. JOE COSTA

4. Swearing in of New Member

Mr. Bill Robertson swore in Spencer Durkin.

5. Approval of minutes

Member Greco made a motion to approve the July 13, 2022 meeting minutes, seconded by Member Descenza. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-abstain, Member Caruso-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes, Member Nicolay-yes, Member Durkin-abstain. Motion passed.

6. Old Business

JLUB 2022-004
400 Market St. Middlesex LLC
400 Market St.

Memorialize Resolution

Block 35 Lot 19

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

7. New Business

JLUB 2020-008

Major Preliminary and Final Site Plan

Veolia Technical Solutions
172 Baekeland Ave
Block 341 Lot 1

Mr. Nino Coviello of Saiber LLC stated he is representing Veolia for their application. Mr Coviello stated that Veolia already has a location at 172 Baekeland Ave and has been previously approved by the Planning Board.

Mr. Bill Robertson duly swore Mr. Michael Pikulin, 44 Glen Rd. Bound Brook, NJ . He stated he the representative for Veolia. He stated that he is the facility manager.

Mr. Pikulin stated that they process hazardous and non-hazardous materials.

Mr. Pikulin stated the location and which building would be demolished.

He stated that they would have six employees to start and ten employees as the operation goes forward.

He stated the hours of operation will be 24/7 but will start out 7am to 7pm then move to twenty four hours.

He stated that the trucks use the Factory Lane site then will move to the Baekeland Ave site to be processed. There will be three or four trucks.

He stated that forklifts and shredders are used in the process, no hearing protection is required.

He stated just employees will be at the site, very rarely are there any visitors.

He stated that there will be outdoor storage of trailers.

Member Kranz questioned the meaning of non-hazardous material.

Mr. Pikulin answered the question.

Member Greco questioned the hours of operation.

Mr. Pikulin stated that when the operations move into the new building will be twenty-four-hour operation.

Member Woska asked a question regarding types of trucks to be stored at the site.

Mr. Pikulin stated that there will be van trailers and tractor trailers at the site.

Member Descenza questioned the size of the building to be demolished.

The question was answered.

Chairperson Sherr opened the meeting to the public for questions for applicant, there being no public questions the application continued.

Mr. Robertson duly swore in Mr. Jasvinder Arjani, Architect, Bertin Engineering, 66 Glen Ave., Glen Rock, NJ.

Mr. Arjani stated his education and credentials, the Board accepted as an expert witness.

Exhibit A1 was entered as an Aerial Exhibit of the overall property (google maps picture with the property line in white)

Exhibit A2 was entered as a Landscape Rendering Drawing R-1 date September 12, 2022.

Exhibit A3 was entered as Drawing R-2 containing east elevation and south elevation of the proposed waste management building.

Exhibit A4 was entered as Drawing R-3 containing west elevation and north elevation of the proposed waste management building.

Mr. Arjani used Exhibit A1 to show the existing conditions of the site- twenty acre multi-tenant warehouse facility.

He stated that Veolia currently leases three acres to the north, which is the Veolia transfer facility, to the west is metal recycling business (Hikaē) and the z shaped area is JH Reid, the area is buffered by the Brook and wetlands.

Mr. Arjani stated that the masonry building will have a loading dock, transfer pad and fenced gravel area.

He stated that the driveway will have the water and gas connections, the sanitary line is on the northeast corner of the property and there will be a stormwater basin.

Mr. Arjani used Exhibit A2 (Landscape Drawing) to show the new building will be 48,400 sq. ft. and in the southwest corner there will be a 360 sq. ft shed. The building will be for non-hazardous solid waste processing.

He stated that the one-story building will be sprinklered. The building will be pre-engineered steel building.

He stated the loading docks will be inside the building.

He reviewed the parking and circulation of the driveway.

He stated that there are tandem spaces for roll off containers.

Mr. Arjani stated that car parking will be on the north side of the other Veolia building and will be fenced and gates on the North side.

Mr. Arjani explained that vehicles will use the north driveway.

Mr. Arjani stated that the trash enclosure will be on the northeast side.

He stated that the gates will be open during the day and Knox box will be installed for the off hours.

He stated that the application conforms with the bulk requirements for Heavy Industrial Zone.

He stated that the impervious coverage will increase but will conform.

The applicant is seeking waivers for lighting and for the visitor parking spaces which will be 9 x18. He stated that there will be no visitor parking just employee parking.

With the previous application the parking waiver had been granted and the applicant would like to continue the same parking stall sizes for this lease area.

Mr. Arjani stated that there are 92 spaces in total between both the proposed and existing site. He stated that 28 spaces would be required for the new site and 17 spaces are provided and that there are 34 at the existing site. He stated that there will be 12 loading spaces.

Mr. Arjani explained that the lighting will comply in the leased area and the outside area will require a waiver.

Mr. Arjani described the landscaping and asked for the sign that was approved in the previous application but was not installed.

Member Kranz asked a question about dimension of building on the site plan.

Mr. Arjani stated there was a typographical error the size of the building is 220 x 220.

Mr. Ricci asked if the sign would be the same as the one approved in 2018 with the same height and setbacks.

Mr. Arjani stated that the sign will comply with the Borough Ordinance.

Member Woska asked if there would be handicapped parking spaces.

Mr. Arjani stated that there would be handicapped parking spaces provided and will comply with the regulations.

Mr. Arjani referred to the circulation pages in the site plans, pages C.2.5 and C.2.6 regarding large trucks.

Member Kranz asked a question regarding remediation at the site.

Mr. Arjani gave a general answer regarding remediation.

Mr. Costa asked a question regarding tractor trailers.

Mr. Pikulin stated that there would be three to four trucks a day, it is not one in and one out for trucks.

Member Caruso asked a question about truck circulation using page C.2.5.

Mr. Arjani answered the truck circulation question.

Member Carnes asked a question about the Fire Marshal Report.

The applicant will comply with the Fire Marshal Report and will comply with signs and striping.

The applicant will provide a fire hydrant.

The Board reviewed Ricci Planning memo regarding parking, lighting, landscaping, signage, Knox box, signage, no easements needed.

The Board reviewed the Colliers Engineering Letter regarding, parking, north sidewalk, ADA ramp, building to be four foot above grade, mezzanine level in building.

Mr. Arjani reviewed the building layout; the building will be fire and ADA compliant.

There will be an empty space for future space for the twenty four hour processing.

There will be 4 UST for water containment.

Mr. Arjani used Exhibit A3 to show the proposed building will have beige masonry wall and insulated wall panels.

Mr. Venezia asked if the building would have solar panels.

Mr. Arjani stated that the building could be designed to have solar plans.

The applicant will obtain an applicability permit from NJDEP as a condition of approval.

Member Kranz asked a question if the gates would be open 24 hours.

Mr. Arjani answered the question regarding the gates.

Mr. Arjani stated that the HVAC equipment would be inside the building, the condenser would be on the roof.

Mr. Costa asked a question regarding the traffic signage on the site.

Mr. Arjani used site plan sheets C.2.0 to show handicapped signs, no parking signs, turn signs and stop signs.

Member Ryan asked a question regarding landscaping and trees.

Mr. Venezia stated that the applicant is not removing any trees on the site.

Chairperson Sherr opened the meeting to the public for questions.

Mayor Madden, 39 Ramsey Rd asked if the tower was still up at the site.

The Mayor was informed that the tower is not up.

Mayor Madden asked a question regarding the number of acres to be disturbed.

The question was answered regarding the acres.

There being no further questions the Board continued with the application.

Mr. Robertson duly swore in Eric Hough, Civil Engineer of Bertin Engineering.

He stated his education and credentials, the Board accepted Mr. Hough as an expert witness.

Mr. Hough stated the acreage on the site and the amount of increase in impervious coverage.

He explained the underground detention system and how the roof drainage collects.

Member Woska asked if a maintenance manual would be submitted.

The manual has been submitted.

Mr. Hough reviewed the traffic study, there would be 27 trips in the am peak hours and 15 trips in the pm peak hours.

Mr. Hough used sheet C.2.5 to show vehicle circulation on the site, where the loading bays are located on the site, and to show the proposed 9 x 18 parking spaces.

Mr. Hough stated that there is truck directional signage proposed.

After testimony, Mr. Venezia stated that a post occupancy traffic study will not be necessary.

Member Woska asked about the impact of flooding on River Rd.

Mr. Pikulin stated that Texas Pipe has and will continue to let Veolia use their driveway.

Member Kranz asked a grading question.

Mr. Hough answered the grading question.

Member Kranz asked a question regarding remediation of the site.

Mr. Robertson duly swore in Mr. Kevin Anderson, General Manager of Veolia.

He stated he has been working for Veolia for 36 years.

He explained the remediation work is being done by Langan Engineering under Air Products and NJDEP.

He explained that Air Products is responsible for the subsurface remediation and Veolia is responsible for the above surface remediation.

Mr. Venezia explained that Langan Engineering is the LSRP for the site and will be involved in the demolition of the building on the site.

The Board reviewed the Piscataway Township letter requesting financial reimbursement for curbing and sidewalk.

The Board asked for the applicant to have a dialogue with Piscataway.

Mr. Costa explained that there is an agreement between Middlesex and Piscataway regarding the sewer system and Middlesex has two years left of an agreement regarding sewers.

Chairperson Sherr opened the meeting to the public for questions, there being no further questions the Board continued with the application.

Member Kranz made a motion to approve the application with the conditions that the applicant comply with all the professionals review memos, applicant will look into solar panels (not required), obtain approval from SWAC, obtain approval from NJDEP, obtain a NJDEP Flood Hazard Determination, remediation by Langan Eng., LSRP, communicate with Piscataway Township regarding sidewalks, seconded by Member Descenza. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-yes, Member Caruso-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

6. Correspondence

A. Jacobs Engineering Group Inc- NJDEP Flood Hazard Permit-Green Brook Flood Wall.

No action required by the Board.

B. Letter from Ricci Planning to Governing Body- 2022 Master Plan

Mr. Costa stated that he will be preparing amendments to ordinances regarding changes recommended.

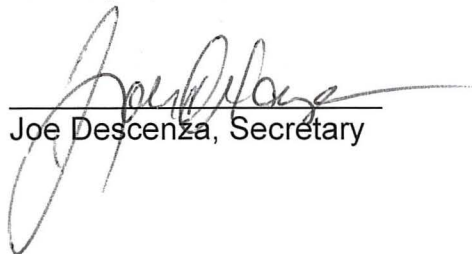
Mr. Costa stated that the Lincoln Park has been surveyed.

7. Board Comments

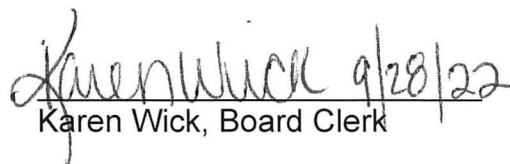
Member Woska stated that the Flood Project is continuing but waiting on certain properties on Cap Lane.

Member Ryan commented on Lincoln Blvd parking lot by former Pathmark.

There being no further business Member Greco made a motion to adjourn the meeting at 9:07pm, seconded Member Descenza. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk