

**Middlesex Borough Planning Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**January 14, 2015**

**1. Call to Order**

Board Clerk, Karen Wick called the meeting to order at 7:36 p.m.

**2 .Open Public Meeting Act Statement**

Board Clerk, Karen Wick read the Open Public Meeting Act Statement.

**3. Reorganization**

**A. Election of Planning Board Officers**

**1. Chairperson**

The Board Clerk asked for nominations for this position.

Member DiMura nominated Andy Galida for Chairperson of the Planning Board, seconded by Member Lowande.

The Board Clerk asked if there were any other nominations for this position,there being none closed the nominations for this position. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

The gavel was given to Chairperson Galida.

**2. Vice Chairperson**

Chairperson Galida asked for nominations for this position.

Member Tackach nominated Ron Dimura for Vice Chairperson of the Planning Board, seconded by Member Corley.

Chairperson Galida asked if there were any other nominations for this position, there being none closed the nominations for this position. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

### **3. Secretary**

Chairperson Galida asked for nominations for this position.

Member Dimura nominated Al Lowande for Secretary of the Planning Board,seconded by Member First.

Chairperson Galida asked if there were any other nominations for this position, there being none closed the nominations for this position. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

### **B. Appointment of Board Attorney**

The Subcommittee recommended DiFranseco, Bateman, Coley from the 3 RFP's received for the Attorney Position.

Member Lowande made a motion to appoint DiFransecso, Bateman, Coley as Planning Board Attorney for 2015, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes.

DiFransesco, Bateman, Coley, etc was appointed as Planning Board Attorney for 2015.

### **C. Appointment of Board Engineer**

The Subcommittee recommended Najarian Associates from the 3 RFP's received for the Engineer Position.

Member DiMura made a motion to appoint Najarian Associates for Planning Board Engineer for 2015,seconded by Member Lowande. Vote: Member Lowande-yes,

Chairperson Galida-yes, Member Green-yes, Member Schueler -yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes.

Najarian Associates was appointed Planning Board Engineer for 2015.

#### **D. Appointment of Board Planner**

The Subcommittee recommends Paul Ricci of Ricci Planning from the 3 RFP's received for Planning Board Planner.

Member Lowande made a motion to appoint Ricci Planning as Planning Board Planner for 2015. seconded by Member First. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

Ricci Planning was appointed Planning Board Planner for 2015.

#### **E. Recording Secretary**

Chairperson Galida made a motion to appoint Karen Wick as Recording Secretary to the Planning Board, seconded by Member DiMura. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

#### **F. Appointment of Board Clerk**

Chairperson Galida made a motion to appoint Karen Wick as Board Clerk to the Planning Board, seconded by Member First. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura- yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

#### **G. Approval of Regulations**

Chairperson Galida noted that this was a nine board member with no alternates.

Member Lowande made a motion to adopt the Regulations, seconded by Member Schueler.

Member First questioned the time limit for meetings, the Planning Board had adopted the amendment in June, he then made a motion to adopt, seconded by Member Schueler. Vote: All in Favor. Motion passed.

#### **H. Approval of Official Newspaper**

Member Corley made a motion to use Courier News as the official paper for the Planning Board, seconded by Member Lowande. Vote: All in favor. Motion passed.

#### **4. Approval of Minutes**

Member Lowande made a motion to adopt the December 10, 2014 meeting minutes, seconded by Member First. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-abstain, Member DiMura-yes, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-abstain. Motion passed.

#### **5. Board Member Comments**

Member First inquired about a business that was in front of the Planning Board to obtain site plan approval that had withdrawn their application and was still operating. Board Members inquired what the Planning Board could do. Chairperson Galida tabled the matter to the next meeting when there would be legal counsel to advise the Board.

Chairperson Galida opened the meeting to the public, there being no members of the public present, he closed the public portion of the meeting.

There being no further business Member First made a motion to adjourn the meeting at 8:02pm, seconded by Member Green. Vote: All in favor. Motion passed.

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Secretary

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Clerk

**Middlesex Borough Planning Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**February 11, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:35p.m.

**2. Open Public Meeting Act Statement**

Chairperson Andy Galida read the Open Public Meeting Act Statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Ron DiMura, Patrick Corley, Robert Schueler and Paul Woska.

Also present was Board Redevelopment Attorney Mr. Albert Cruz.

**4. Minutes**

Member Schueler made a motion to adopt the January 14, 2015 meeting minutes, seconded by Member Green. Vote: All in favor. Motion passed.

**5. Resolutions**

**A. Attorney Resolution**

Member Schueler made a motion to accept the Attorney Resolution appointing Kelly Carey, Esq of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer and Flaum P.C Attorney for the Planning Board for 2015, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member Woska-yes. Motion passed.

**B. Engineer Resolution**

Member Lowande made a motion to accept the Engineer Resolution appointing Robert Bucco Jr. of Najarian Associates for Planning Board Engineer for 2015, seconded by

Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member Woska-yes. Motion passed.

### **C. Planner Resolution**

Member Woska made a motion to accept the Resolution appointing Paul Ricci of Ricci Planning as Planning Board Planner for 2015, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member Woska-yes. Motion passed.

At this time, Robert Bucco Jr. of Najarian Associates introduced himself, and gave his education and credentials.

Mr. Peter Ciliberto of Najarian Associates introduced himself and gave his education and credentials.

### **6. 2014 Year End Zoning Report**

Chairperson Galida referred to Member DiMura (Chairperson of the Zoning Board) regarding the Zoning Report. Member DiMura stated the Planning Board should look at Ordinance 420-13 (A) 4 regarding hazardous chemicals in which 2 out of the 4 applications were associated with this ordinance.

Chairperson Galida asked that other departments be contacted regarding their recommendations on this Ordinance. Member DiMura stated that the Zoning Board is also reviewing Ordinances.

The Board Members commented that they had reviewed storage containers and made a suggestion to the Governing Body, and this item had been tabled.

### **7. Correspondence**

Ms. Carey had written a draft letter to Ms. Palumbo regarding 421 Lincoln Blvd. The Board Members reviewed the letter and made suggestions to the letter. Ms. Carey will revise the letter and she will send the letter to Ms. Palumbo and to the Municipal court explaining that no final resolution was reached between the Borough and Mr. Discenza.

### **8. Board Member Comments**

Ms. Carey informed the Board Members that NJ has extended the Permit Extension Act again for another year.

Ms. Carey informed the Board Members that in future resolutions there will be a statement referring to the state wide development fee that was reestablished. The applicant will be responsible to pay this fee to the State of NJ.

Member Schueler questioned if there was a time line for the Raritan Ave Bridge replacement project.

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

There being no further business Member Lowande made a motion to adjourn the meeting at 8:11pm, seconded by Member Green. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
March 25, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:32p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, Ron DiMura, Patrick Corley, Paul Woska, and Michele Tackach.

Also in attendance Ms. Kelly Carey, Board Attorney, Mr. Paul Ricci Board Planner and Mr. Robert Bucco Jr., Board Engineer.

**4. Minutes**

Member Green made a motion to approve the February 11, 2015 meeting minutes, seconded by Member Schueler. Vote: All in favor. Motion passed.

**5. Redevelopment Ordinance 1871-15**

The Governing Body asked the Planning Board to review the Ordinance 1871-15 which recommends the properties in the Redevelopment Zone that are individually owned could use the underlying zoning instead of following the Redevelopment Plan.

Mr. Ricci stated that this Ordinance was initially recommended by the Planning Board then referred to the Governing Body after listening to the property owners concerns during the Lincoln Blvd Redevelopment Study.

This Ordinance was now back at the Planning Board for an approval.

Member Schueler made a motion to accept Ordinance 1871-15,seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler- yes. Member DiMura-yes, Member Corley-yes. Member Woska-yes, Member Tackach- yes. Motion passed.



## **6. New Business**

**P2015-01**

**Thomas Zuber**

**600 Lincoln Blvd.**

**Block 316 Lot 8**

**Minor site plan**

Mr. Whitelaw stated that he would be representing Mr. Zuber.

Mr. Whitelaw stated that the applicant has a Brewing Co. and having a tasting room is an associated use.

Ms. Carey duly swore in Mr. Thomas Zuber.

The Board and Mr. Whitelaw reviewed the waivers, the Board had no objections to granting the waivers and Mr. Bucco stated he would like to hear more testimony regarding the signs proposed.

Mr. Zuber stated that the applicant would not have a freestanding sign but the building would be painted and each window would have a letter in it to spell BREWERY.

Member Schueler questioned the applicant if he had plans to rent any more spaces in the building.

The applicant stated that he is currently renting Building A, and currently does not have plans to rent any other buildings.

The applicant stated the he is the owner of Zuber Brewing and has a limited brewery license to manufacture and distribute his product.

Mr. Zuber stated the application for a brewing license had been amended in 2012 to make it easier for Brewerys in NJ.

Mr. Zuber stated that the beers have to be brewed on site and there would be no food sales.

Mr. Zuber stated that currently there are only two employees, he would be brewing the beer and his wife would be managing the tasting room.

Mr. Zuber described the brewery layout and Exhibit A1 (3/25/15) was entered into the record containing 2 sheets; sheet 1 shows the overall layout of the building, sheet-2 shows the tasting room section with the bar seats.

Mr. Zuber stated the proposed hours of the tasting room would be from 5pm to 10pm Monday to Friday and on the weekend the hours would be 12 noon to 10pm. He would like to have 2 employees, 1 to give the tour and 1 to work behind the bar.

Mr. Zuber stated that the raw products ( grain, hops, and yeast) are delivered once a month.

Mr. Zuber stated that he would be delivering the final product in person with his own vehicle and eventually would like to get a box truck.

Mr. Zuber stated that the limited landscaping outside would be beer barrel planters with hops growing in it.

Mr. Zuber stated that currently the building is painted light grey color with black trim and the building would be painted a dark grey color with black trim.

Mr. Zuber stated that the company image would be painted on the overhead door and the word Brewery on a small door.

Chairperson Galida opened up the meeting for questions to the applicant from Board Members.

Member Lowande questioned if the applicant would be expanding his hours.

Mr. Zuber stated that he would not be expanding his hours, in fact he might have to remove hours if they are not busy.

Mr. Zuber stated that he currently has 3 accounts set up in town.

Mr. Woska questioned if there would be any bottling at the site.

Mr. Zuber stated possibly in the future he would bottle the beer but there is a mobile canning truck that can come to the site which is what he would use.

Mr. Ricci questioned the percentage of business that craft beer has this this is a unique business for Middlesex Borough.

Mr. Zuber stated that there has been a 20% increase in craft beers sales over the past few years and it is predicated to increase every year.

Chairperson Galida questioned if there would be any odors.

Mr. Zuber stated that there would be a slight bread odor.

Mr. Ricci questioned if the applicant would be selling any retail merchandise.

Mr. Zuber stated that there would be sales of t-shirts, key chains etc.

Mr. Ricci questioned the sign size.

Mr. Zuber stated that the sign would be hand painted and would be willing to reduce the letters in the windows.

Mr. Zuber stated that there would be no lighting over the letters.

Member Lowande questioned how he would sell the product at the bar.

Mr. Zuber stated that he would sell 4-4oz glasses on paddles for a nominal fee.

Chairperson Galida opened the meeting to the public for questions for Mr. Zuber.

There being no questions from the public, Ms. Carey duly swore in Mr. Gazzale of Fisk Associates.

The Board accepts Mr. Gazzale as an expert witness.

Mr. Gazzale stated he reviewed the site plan and stated:

- square footage of the building
- the 4 bulk variance that are currently existing
- explained paved access and proposed paving of portion of the driveway
- handicapped parking space
- black top depth
- trash enclosure on a concrete pad

- trash enclosure to be board on board fence
- building mounted lights
- man door in front of the building
- existing utilities.

The Board then reviewed the Engineer's Report dated February 6, 2015.

The Board started with page 3 site comments, the handicapped parking space will be van accessible and there are 10 parking space.

The applicant will pave enough of the site for the required parking spaces and the pavement specs were discussed and Mr. Gazzale agreed with Mr. Bucco's suggestion on the depth.

Mr. Bucco recommended that the entire site be paved instead of having a stone area which makes the site look incomplete.

Mr. Whitelaw stated that the owner of the property was here and this issue was a lease/owner issues.

Ms. Carey duly swore in Mike Rosenthal the owner of 600 Lincoln Blvd.

Mr. Rosenthal stated that he intends to pave the rest of the area.

The Board stated that this would be a condition of approval.

The Board discussed that the trash enclosure would be board on board fencing.

Chairperson Galida questioned what type of waste materials would there be.

Mr. Zuber stated the grains would be given to farms so that it would be used to feed livestock.

Chairperson Galida asked that the recycled grain be kept secure so that no animals in the area would be able to get to.

Mr. Gazzale continued with the engineer's report, the drainage, handicapped parking space will have proper signage, the applicant will post performance bonds, applicant already applied to Freehold Soil and Middlesex County.

The Board questioned the direction of drainage on the site.

Mr. Gazzale stated that site drains to a westerly direction.

The Board questioned if there was fencing along the back of the property along the Conrail line.

Mr. Gazzale stated that there is a 6ft high fence.

Member Schueler questioned the impervious coverage, the unisex bathroom, and the removal of the bollards on the site.

Mr. Rosenthal stated in regards to the removal of the bollards, he had talked to the fire department regarding the removal of post indicator valve, that it currently does not work, and is going to get a flat valve.

Member Woska questioned if vehicles would be able to park over the flat valve

Mr. Gazzale stated that no vehicles would be able to park over the valve it would be in the travel way in front of the building.

Chairperson Galida opened the meeting to public for questions to the Engineer.

There being no questions for the Engineer, the Board stated that the applicant will return with the few changes regarding landscaping, signage, paving and bollards to be added to the plans.

The applicant will return to the Board on April 22, 2015.

**P2015-02**  
**150 Lincoln Blvd LLC**  
**150 Lincoln Blvd**  
**Block 348 Lot 1.01**

**Minor Subdivision**

Mr. Vignuolo from Clarkin and Vignuolo P.C will be representing 150 Lincoln Blvd LLC.

Mr. Vignuolo stated that in 2011 his clients had received approval for consolidation of 5 Lots into 1 Lot for building 2 four story apartment buildings.

Mr. Vignuolo stated that this subdivision would allow the applicant to secure funding for the project and have it completed in 2 phases, that there are no variances being requested, there would be 2 tax lots.

Mr. Vignuolo stated that the applicant has agreed to voluntary conditions.

Ms. Carey stated that Mr. Albert Cruz, Redevelopment Attorney had reviewed these conditions.

Ms. Carey duly swore in Mr. Tungto Lam.

Mr. Lam gave his education and credentials.

The Board accepted Mr. Tam as an expert witness.

Mr. Tam gave an overview of the subdivision.

The Board reviewed Mr. Ricci report.

Member Schueler questioned if this would affect the pilot agreement.

The applicant will comply with the prior agreement.

Mr. Bucco stated that the subdivision will allow for bonding of the project into 2 separate bonds.

Chairperson Galida opened the meeting for questions to the Engineer, there being none proceeded the meeting.

Member DiMura questioned if the applicant will be able to sell the lots separately.

The applicant will not be able to sell separately due to the Redevelopment Agreement.

The Board discussed the subdivision.

Member DiMura made a motion to grant the subdivision with the conditions, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida-yes, Member

Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

## **7. Correspondence**

### **A. Professional Service Contract Signature**

Chairperson Galida signed the contract for the Board Attorney's Services.

### **B. MCUA-107 Harris Ave**

The MCUA (Middlesex County Utility Authority) sent a notification to the Planning Board regarding an application for fuel sales at 107 Harris Ave. The Board discussed this notification.

### **C. Email Communications**

Ms. Carey reminded Board Members not to respond to any Planning Board emails with a reply all.

### **D. Letter from the Attorney to Ms. Palumbo**

Ms. Carey stated that she had sent a letter to Ms. Palumbo regarding 421 Lincoln Blvd and also sent a letter to the Municipal Court. Ms. Carey stated that the Board is judicial not enforcement.

### **E. Fisk Associates Letter**

Chairperson Galida tabled the letter to the next meeting.

### **F. County Resolution 2015-03**

Ms. Carey stated that the Resolution was a standard annual Resolution sent by the County.

Ms. Carey stated that she had an update on the Raritan Ave Bridge project and that the bridge would be worked on during the fall.

### **G. Financial Disclosure Statements**

The Board Clerk reminded the Board Members that the Financial Disclosure Forms would be coming out soon and to be aware of the deadlines.

## **8. Board Member Comments**

Chairperson Galida stated that he had been emailed a question regarding an indoor pistol range in Middlesex which he had forward to the Board Clerk and did not advise the person.

Member Green questioned if the Drake Ave subdivision from last year was proceeding.

Member DiMura stated that he had heard the builder had backed out of the project.

Chairperson Galida opened the meeting to the public.

John Hoffman, 455 Lincoln Blvd stated his concerns with the drainage at the Brewery. He stated his concerns regarding enforcement issues, stated that the Dollar General on Lincoln Blvd looks out of place. He also stated Resolutions are not being followed and there are problems with the County and Lincoln Blvd being a County Road. Mr. Hoffman stated his concerns with the subdivision of 150 Lincoln Blvd and the pilot program.

There being no further business Member Lowande made a motion to adjourn the meeting at 9:34 pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk





**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
May 13, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:37p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, Ron DiMura, Patrick Corley, Paul Woska.

Also in attendance was Ms. Kelly Carey, Board Attorney.

**4. Minutes**

Member Schueler made a motion to approve the April 22, 2015 meeting minutes, seconded by Member Lowande. Vote: All in favor. Motion passed.

**5. Old Business**

**P2015-01  
Thomas Zuber  
600 Lincoln Blvd  
Block 316 Lot 8**

Member Schueler made a motion to memorialize the resolution granting the site plan to accommodate the brewery and tasting room, seconded by Member Lowande. Vote: Member Lowande- yes, Chairperson Galida- yes, Member Green-yes, Member Schueler-yes, Member Dimura-yes, Member Corley-yes, Member Woska-yes. Motion passed.

**6. Correspondence**

Chairperson read the Flood Hazard Area Permit Notification that was received by the Planning Board.

Ms. Carey stated that the Borough Engineer should also receive a copy.

Board Members commented on the Army Corps Flood Project, that Phase I has been completed and there will be two more phases of construction to help with the flooding that the Borough is subject to.

Ms. Carey stated that at the next meeting there will be an amended Resolution regarding 150 Lincoln Blvd. Ms. Carey stated the reason for the new amendment. Ms. Carey stated that Mr. Cruz (Planning Board's Redevelopment Attorney) would be attending this meeting.

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

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Secretary

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Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
May 27, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:35p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Robert Schueler, Patrick Corley, Paul Woska, Michele Tackach.

Also in attendance was Mr. Albert Cruz, Planning Board Redevelopment Attorney.

**4. Minutes**

Member Lowande made a motion to approve the May 13, 2015 meeting minutes, seconded by Member Schueler. Vote:Member Lowande-yes, Member Galida- yes, Member Schueler-yes, Member Corley-yes, Member Woska-yes, Member Tackach-abstain. Motion passed.

**5. New Business**

**P2015-02  
146-150 Lincoln Blvd LLC  
150 Lincoln Blvd  
Block 348 Lot 1.01**

Mr. Cruz explained the memo from the Planning Board Attorney, Ms. Carey which explained that the lender was requesting more clarification of the lender's rights.

Mr. Cruz read the paragraph that was amended.

Member Schueler questioned if these changes would affect the pilot program.

Mr. Cruz stated that this would not affect the pilot program because the pilot program follows the Redevelopment agreement.

Chairperson Galida asked if an applicant returning to the Board for amended Resolution was normal practice.

Mr. Cruz explained that this is the lender asking for more clarification of their rights.

Mr. Peter Vignuolo of Clarkin and Vignuolo explained that this was due to an oversight by the bank's review department.

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

Member Corley made a motion to approved the amended Resolution, seconded by Member Schueler. Vote: Member Lowande- yes, Chairperson Galida- yes, Member Schueler –yes, Member Corley-yes, Member Woska-yes, Member Tackach –yes. Motion approved.

## **6. Correspondence**

Mr. Cruz stated that the only correspondence was from Ms. Carey to Mr. Galida regarding the amended Resolution.

Chairperson Galida stated that he received a email regarding the Dollar General which he had forwarded to Ms. Palumbo.

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

There being no further business Member Schueler made a motion to adjourn the meeting at 7:53, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
April 8, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:30p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, Ron DiMura, Patrick Corley, Paul Woska, and Michele Tackach.

Also in attendance Ms. Kelly Carey, Board Attorney.

**4. Minutes**

Member Lowande made a motion to approve the March 25, 2015 meeting minutes, seconded by Member Schueler. Vote: All in favor. Motion passed.

**5. Old Business**

**P2015-02**

**150 Lincoln Blvd LLC**

**150 Lincoln Blvd.**

**Block 348 Lot 1.01**

Member DiMura made a motion to accept the Resolution grant a minor subdivision with the conditions listed, second by Member Tackach. Vote: Member Lowande- yes, Chairperson Galida- yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member Woska-yes, Member Tackach- yes. Motion passed.

**6. Redevelopment Ordinance 1871-15**

The Board Members reviewed the Ordinance that the Council will vote on. Member DiMura made a motion to accept the letter from Ms. Carey on behalf of the Planning Board to the Council, seconded by Member Schueler. Vote: Member Lowande-yes,

Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

## **7. Correspondence**

### **A. Fisk Associates Letter**

Ms. Carey contacted Fisk Associates to get an understanding of the project. Ms. Carey explained that the existing house was paying for a short sewer extension. Ms. Carey explained that procedurally the Planning Board was to receive notice of the project.

### **B. Financial Disclosure Forms**

The Board Clerk, Karen Wick had emailed all the Board Members and sent a hard copy in the mail. Chairperson Galida stated that an individual would receive a penalty notice if they did not comply. Member Schueler briefly explained the online process.

### **C. PSEG Flood Permit Notification**

Ms. Carey stated that procedurally that PSEG has to notify all the municipalities as it is a statewide permit to clear vegetation. Member Schueler questioned if PSEG has to provide the herbicides that are used and the licensed users. Ms. Carey stated that she would contact a name listed on the permit. Chairperson Galida instructed the Board Clerk to place this Flood Permit Notification Correspondence on the May agenda.

There being no further Board Comments, Chairperson Galida opened the meeting to the public.

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

There being no further business Member Schueler made a motion to adjourn the meeting at 7:45pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
April 22, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:33p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, Ron DiMura, Patrick Corley, Paul Woska, and Michele Tackach.

Also in attendance were Ms. Kelly Carey, Board Attorney and Board Engineer, Mr. Robert Bucco Jr.

**4. Minutes**

Member Schueler made a motion to approve the April 8, 2015 meeting minutes, seconded by Member Woska. Vote: All in favor. Motion passed.

**5. Old Business**

**P2015-02  
150 Lincoln Blvd LLC  
150 Lincoln Blvd.  
Block 348 Lot 1.01**

Member Lowande made a motion to accept the amended Resolution correcting the transposed Lots that grants a minor subdivision with the conditions listed, second by Member Woska. Vote: Member Lowande- yes, Chairperson Galida- yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corley-yes, Member Woska-yes, Member Tackach- yes. Motion passed.



**P2015-01**  
**Thomas Zuber**  
**600 Lincoln Blvd.**  
**Block 316 Lot 8**

**Continuation**

Mr. Whitelaw stated that Mr. Gazale will testify the changes made on the site plan.

Mr. Gazale was reminded that he was still under oath.

Mr. Gazale stated that the following changes were made to the site plan:

- Striping of the new paved area was increased from 10 to 16 spots.
- Pavement will be 3 inches as request by the Board Engineer
- Concrete wheel stops were added
- Planters were shown on the site plan
- Light fixtures were added
- Due to the County review letter the concrete curb will be replaced and concrete

Member Schueler questioned the illustration addressed in Mr. Ricci's report.

Mr. Whitelaw stated that Mr. Zuber will testify about the signage.

Mr. Whitelaw gave the board 5 photographs which was entered as Exhibit B1(4-22-15).

Photograph 1 showed the building façade with the dimension line showing the length of the building. Mr. Zuber stated the building is currently painted a light grey, and the building will be painted a light grey.

Photograph 2 shows the same picture without the dimensions on the photograph.

Photograph 3 is a picture of the door to the tasting room with the company image.

Photograph 4 is a picture of the existing building.

Photograph 5 is a picture of the door with black trim, red letters, and the company logo.

Member Lowande asked about the origin of the company logo Demented.

Mr. Zuber explained how he came up with the company logo.

Chairperson Galida opened the meeting to the public for questions. There being no public questions, the Board proceeded with the meeting.

Chairperson Galida asked the Board Engineer, Mr. Bucco for his comments.

Mr. Bucco stated that the applicant has revised the plans and done everything requested by the Board.

Mr. Bucco stated that the applicant still needs to comply with the County requirements and apply for Freehold Soil.

Chairperson Galida stated that Mr. Ricci's comments were in his report.

Chairperson Galida opened the meeting for questions from the public.

There being no public questions, he closed the public portion of the meeting for this application.

The Board discussed the application.

Member Schueler made a motion to approve the preliminary and final site plan with waivers allowing brewery and tasting room, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member DiMura-yes, Member Corey-yes, Member Woska-yes, and Member Tackach-yes. Motion passed.

## 6. Correspondence

### A. Middlesex County Planning Board Resolution 2015-02

The Board reviewed the Middlesex County Planning Board meeting schedule for 2015.

### B. PSEG Notification- update

Ms. Carey stated that she had followed up and received a voicemail answer regarding the questions. She had been notified that PSEG is using state certified companies and the least amount of chemicals when clearing vegetation.

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

There being no further business, Member Lowande made a motion to adjourn the meeting at 7:57pm, seconded by Member Tackach. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
June 24, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:30p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, James Green, John Sweeney, Robert Schueler, Patrick Corley, Jeff First, Paul Woska, Michele Tackach.

Also in attendance were: Board Attorney, Ms. Kelly Carey  
Board Engineer, Mr. Robert Bucco Jr.  
Board Planner, Mr. Paul Ricci

Ms. Carey swore in new member John Sweeney.

**4. Minutes**

Member Corley made a motion to approve the May 27, 2015 meeting minutes, seconded by Member Tackach. Vote: All in favor. Motion passed.

**5. New Business**

**P2015-04  
Enable Inc.  
559 Union Ave  
Block 86.08 Lot 3.02**

**Minor site plan**

Mr. Edward Johnson Jr. stated that he would be representing Enable Inc.

Ms. Carey duly swore in Mr. Robert Gazzale of Fisk Engineering, 631 Union Ave, Middlesex NJ 08846.

The Board accepted Mr. Gazzale as an expert witness as he has appeared in front of the board on numerous occasions.

Mr. Johnson stated that the original site plan was approved in 1999 and this is a revision of the site plan, that no variances are needed.

The Board started to review the preliminary and final site plan page 1 dated June 4, 2015 and page 2 survey dated April 7, 2015.

Mr. Gazzale stated the following regarding the site plan:

- 158 ft. frontage on Union Ave.
- Lot size of 32, 2142 sq.ft.
- 2 story building
- Each floor has 5,500 sq ft
- Located in the RT zone and complies with the bulk requirements
- Entrance drive located off of Union Ave.
- Trash enclosure will be a 6ft board on board fence
- 39 parking spaces provided
- Buffer on the westerly side of the property

Mr. Gazzale reviewed waivers listed on the cover sheet, stating that during the prior approvals and construction of the building the water, sewer and utilities were installed.

Mr. Bucco stated that this was more of an interior renovation and had no issues with the Board granting the waivers requested.

Mr. Gazzale stated that he had met with the Board Engineer to discuss the 3<sup>rd</sup> Engineering letter and will testify on a few items.

Mr. Gazzale stated that the tenants on the 1<sup>st</sup> floor are calculated 20 parking spaces and the tenants on the 2<sup>nd</sup> floor are calculated at 14 parking spaces.

Mr. Gazzale stated that 34 parking spaces are required and 39 are existing after the trash enclosure is placed.

Member First questioned the number of vans and the spaces.

Mr. Gazzale stated that 10 parking spaces would be for the vans used by Enable.

Mr. Gazzale stated that he would prepare a storm maintenance manual for the property owner and upgrade the lighting for the site.

Mr. Ricci questioned the location and the screening for the van parking on the site. Mr. Ricci was informed that the vans would be parked on the westerly side near the arborvitae to provide screening.

Mr. Ricci stated that the borough does not clearly define parking calculations for adult day care.

Mr. Ricci clarified the vans would be parked in the back by the picnic table.

Chairperson Galida opened the meeting for public questions for the Engineer.

Ms. Carey duly swore in Sharon Copeland, Chief Ex. Officer of Enable.

Ms. Copeland stated that the company has a location in Princeton NJ.

Ms. Copeland stated that the company would lease the 1<sup>st</sup> floor of the 2 story building for the Adult Day Center, and that there is an Engineering Firm that is currently occupying the 2<sup>nd</sup> floor.

Ms. Copeland informed the Board that there would be; between 10 and 15 employees depending on the needs of the clients, that the ratio is usually 1 employee to 4 clients, staff picks up the participant around 9 and drives them home at 3pm, there would be 10 vans left on the premises at the end of the day, vans would be parked at the back of the building.

Ms. Copeland stated that the Division of Human Services has asked them to open another site because of the need of these services.

Ms. Copeland stated that they were licensed for 34 clients.

Member First asked if there would be 2 shifts of employees.

Ms. Copeland stated that currently it would only be 1 shift.

Member Green asked if a fire truck would be able to maneuver in the parking lot with the vans.

Mr. Gazzale stated that the isle would be clear for emergency vehicles.

Mr. Ricci asked about the drop off procedures.

Ms. Copeland stated that there would be 2 handicapped parking spaces by the front door.

Mr. Ricci asked about security in the building.

Ms. Copeland stated that a person can walk into the lobby but not directly into their space and they would have a locked door.

Member Schueler asked about the curbing and tripping hazards for the participants in the program.

Mr. Gazzale answered the curbing questions.

Chairperson Galida asked about the oak tree in the parking lot, as it was a concern with the Planning Board Members during the previous application.

Mr. Gazzale stated that although it was not on the survey the tree was still on the lot.

Chairperson Galida opened the meeting to the public for questions.

There being no public questions for Ms. Copeland, the Board proceed with the application.

Ms. Carey duly swore in Mr. Robert Ferris of CLR Realty, the owner of the property.

Mr. Ferris stated that he is the managing partner of CLR Realty.

Mr. Ferris stated that they had entered a lease with Enable Inc, that Enable would be constructing 3 non bearing walls on the first floor.

Mr. Ferris stated that the dumpster would be relocated back to where the previous site plan has it, the sign in the front would be updated, he agreed to plan corrections and the maintenance plan for the water retention and re-stripping of the parking lot.

Chairperson Galida opened the meeting for questions for Mr. Ferris.

There being no questions, the Board proceeded with the application.

Mr. Johnson summarized the application ,he stated that the application benefits the town and the participants and asked for the Board to grant an approval of the application.

Member Schueler asked about the hours of operation.

The hours of operation were stated as staff from 8am to 4pm and the participants from 9am to 3pm.

Chairperson Galida opened the meeting for public comments and questions regarding the application.

There being no public comments or questions, the Board proceeded.

Member First made a motion to accept the preliminary and final site plan, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-abstain, Member Corley-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

## **COAH Regulations**

Mr. Ricci informed the Board Members of the legislative and legal proceedings dealing with COAH. Mr. Ricci has put together a plan for the Borough that includes an analysis of where affordable housing units could be built as the Borough has a limited area due to environmental conditions. The Board will finalize the adoption of the final plan on July 8, 2015.

### **6. Correspondence**

#### **A. Avalon Bay Correspondence**

The Board stated that this correspondence was related to the COAH regulations.

### **7. Board Member Comments**



Member Corley informed the Planning Board that he was resigning from the Planning Board due to candidacy for Borough Council. The Planning Board accepted the resignation letter.

There being no further business Member Schueler made a motion to adjourn the meeting at 8:55pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
July 8, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:34p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, John Sweeney, Robert Schueler, Jeff First, and Paul Woska.

Also in attendance were: Board Attorney, Ms. Kelly Carey  
Board Planner, Mr. Paul Ricci

**4. Minutes**

Member Schueler made a motion to approve the June 24, 2015 meeting minutes, seconded by Member First. Vote: All in favor. Motion passed.

**5. Old Business**

**P2015-04**

**Memorialize Resolution**

**Enable Inc.**

**559 Union Ave**

**Block 86.08 Lot 3.02**

Member First made a motion to approve the Resolution approving the site plan, seconded by Member Lowande: Vote: Member Lowande-yes, Member Galida-yes, Member Schueler-yes, Member Sweeney- abstain, Member First-yes, Member Woska-yes. Motion passed.

**6. New Business-COAH Report**

**Middlesex Master Plan Housing Element and Fair Share Plan**

Ms. Carey stated that the notices were published regarding the public hearing.

Mr. Ricci, the Planning Board Planner started the presentation of the Middlesex Master Plan Housing Element and Fair Share Plan highlighting the following areas:

- History of Affordable Housing Laws, Court Cases, Procedures in NJ
- Demographics of housing, population, income, existing housing
- Prior obligations of affordable housing
- 1999-2005 obligations and compliance
- Vacant land adjustment
- Compliance for the Borough
- Areas in Middlesex that are available, approvable, developable and focusing on;
  1. Bound Brook Rd.
  2. Lincoln Blvd
  3. Egel Ave
- Second and third round obligations for the Borough
- Vacant land inventory tables and maps showing;
  1. Block and Lot
  2. Owner
  3. Acres
  4. Zoning
  5. Notes
  6. RDP
- Proposed rezoning of certain areas
- Explanation of units/ credits

The Board discussed appropriate areas that are available, approvable and developable in the Borough and the effects on the property owner, the Borough and residents.

Chairperson Galida opened the meeting to the public, there being no public comments, closed the public portion of the meeting.

Member First made a motion to approve the Middlesex Master Plan Housing Element and Fair Share Plan dated June 25, 2015, seconded by Member Schueler. Vote: Member Lowande- yes, Member Galida- yes, Member Schueler –yes, Member Sweeney-yes, Member First- yes, Member Woska-yes.

## **7. Board Comments**

The Board complemented Mr. Ricci on the Report.

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

There being no further business Member Lowande made a motion to adjourn the meeting at 9:26pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

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Secretary

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Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
August 20, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:32p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Swearing in of New Member**

Ms. Carey duly swore in new Planning Board Member, John Anello.

**4. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, John Sweeney, John Anello, Jeff First, and Paul Woska.

Also in attendance were: Board Attorney, Ms. Kelly Carey  
Board Planner, Mr. Paul Ricci  
Board Engineer, Mr. Bob Bucco Jr.

**5. Minutes**

Member Lowande made a motion to approve the July 8, 2015 meeting minutes, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida- yes, Member Green-yes, Member Sweeney- yes, Member Anello-abstain, Member First-yes, Member Woska- yes. Motion passed.

**6. New Business**

**P2015-08**

**Amend site plan**

**150 Lincoln Blvd. Urban Renewal**

**146-150 Lincoln Blvd.**

**Block 348 Lot 1.02 & 1.03**

Mr. Vignuolo from Clarkin and Vignuolo P.C will be representing 150 Lincoln Blvd Urban Renewal.

Mr. Vignuolo stated that the previous landscape plan was approved in 2011.

Ms. Carey duly swore in Mr. John Olivo, Landscape Architect.

Mr. Olivo stated his education and credentials.

The Board accepted Mr. Olivo as an expert witness.

Mr. Olivo explained the landscape plan showing the southern and westerly sides of the property would have bamboo.

Mr. Olivo explained the HDPE liner that would be used to contain aggressive affects of bamboo.

Mr. Olivo stated that bamboo is considered a large grass and the most important control is the maintenance so there is no seed dispersal.

Mr. Olivo stated that there is a high density barrier from the 6ft wall and the report detail shows the 36 inches and the curb line is 4 inches.

Chairperson Galida asked about the construction of the wall.

Mr. Bucco answered Chairperson Galida questions regarding the construction of the wall.

Member Anello asked about the location of the wall in conjunction to the property line.

Member Lowande asked about the differences of two types of bamboo.

Mr. Olivo stated that the clumping bamboo is less robust and the running bamboo is an aggressive tough plant that can be planted at 15 to 20 ft height to provide screening to 25 to 30 ft.

Ms. Carey duly swore in Massimo Pinelli, principle owner of 150 Lincoln Blvd. Urban Renewal.

Mr. Pinelli explained the building layout with the courtyard on the property and that it is located across from a property with large storage tanks.

Mr. Pinelli explained that running bamboo will be an instant screen of a dense, tall green wall grass.

Mr. Ricci asked about the need for water and how would extreme weather conditions affect the bamboo.

Mr. Bucco asked about the life of the HDPE barrier and if the concrete would be upheaved from the roots.

Mr. Bucco asked about the difference between the running vs. clumping bamboo.

Mr. Olivo stated the differences between the two bamboos and the applicant's preference to use the running bamboo.

The Board reviewed the Engineers's report and the Planner's report.

Mr. Ricci stated that the applicant has already changed the landscape plan by using traditional plantings on the easterly side.

The Board questioned the root depth of the bamboo.

Member Sweeney asked about the HDPE barrier's construction and also questioned the use of bamboo on the westerly side of the property.

Member Lowande questioned the height of the bamboo and also if a bucket truck would be needed in the maintenance of the bamboo. He stated that the running bamboo seemed to be more of a problem.

Chairperson Galida opened the meeting to the public, there being no public questions at this time he closed the public portion for questions.

Mr. Bucco stated that he still recommends the clumping bamboo if the Board allows bamboo to be used.

Mr. Ricci recommended a performance bond regarding maintenance of the bamboo.

Mr. Vignuolo recommended a maintenance agreement and a maintenance plan with inspections by the Borough.

Member Lowande questioned if an irrigation system was needed.

Member Anello stated that if the applicant does not maintain the bamboo then the Borough would have to undertake a lengthy process to fix it.

Board Members commented that the storage tanks across from the property were there when the applicant bought his property.

The Board discussed a deed restriction on the property to ensure that the bamboo was properly maintained.

Member Anello stated that he was not in favor of having the applicant use bamboo on the westerly side of the property, just on the Conrail side of the property. He was also concerned with the depth of the HDPE liner so that the roots did not penetrate through the liner.

Member Lowande stated that he would recommend the applicant use the clumping bamboo only along the Conrail side of the property.

Chairperson Galida stated that he wanted the applicant to use traditional plantings along the westerly side of the property.

Member Green stated that he would recommend the clumping bamboo.

Member Sweeney stated that he would recommend the clumping bamboo.

The applicant stated that he would plant traditional plantings on the westerly side of the property but wanted to use the running bamboo on the south side of the property to provide the screening.

Chairperson Galida opened the meeting to the public.

Dave Ianniello, 103 Egel Ave questioned the diameter of the base of the bamboo and the space in which it was to be planted, he questioned the curb height, if the plant will stay rooted and if the bamboo would weaken the asphalt.

The applicant and Mr. Olivo addressed Mr. Ianniello questions.

Chairperson Galida closed the public portion of the meeting.

Chairperson Galida stated that he was not in favor of using bamboo.

Member Anello made a motion to approve using running bamboo on the southerly side of the property only with the deeper HDPE barrier, having the applicant plant traditional plants on the eastern and western sides of the property, having a conservation deed easement to ensure the maintenance of the bamboo and keep the plantings within the property limits, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida- no, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Member First-no, Member Woska-yes. Motion passed.

## 7. Correspondence

The Board received a DEP Notice regarding a Baekeland Ave property.

## 8. Board Member Comments



There were no board comments at this time.

There being no further business Member Lowande made a motion to adjourn the meeting at 9:22pm,seconded by Member Anello. Vote: All in favor. Meeting adjourned.

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Secretary

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Planning Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
September 9, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:32p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, John Anello, Paul Woska and Michele Tackach.

Also in attendance were: Board Attorney, Ms. Kelly Carey  
Board Planner, Mr. Paul Ricci  
Board Engineer, Mr. Peter Ciliberto

**5. Minutes**

Member Sweeney made a motion to approve the August 20, 2015 meeting minutes, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida- yes, Member Green-yes, Member Scheuler- abstain, Member Sweeney- yes, Member Anello-yes, Member Woska- yes, Member Tackach-yes. Motion passed.

**6. Old Business**

**P2015-08  
150 Lincoln Blvd LLC  
146-150 Lincoln Blvd.  
Block 348 Lot 1.02 & 1.03**

**Memorialize Resolution**

Member Woska made a motion to approve the Resolution, seconded by Member Anello. Vote:Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-abstain, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Tackach-abstain. Motion passed.

**7. New Business**

**P2015-04**  
**330 Lincoln Blvd LLC**  
**344 Lincoln Blvd**  
**Block 343 Lot 13**

**Minor site plan**

Mr. Ernest Renda stated that he would be representing 330 Lincoln Blvd LLC.

Mr. Renda stated that the project entails demoing the existing dwelling on the property, paving the area and fencing the front and side of the property.

The Board started to review the waivers that were requested, Najarain requested a certified copy of the survey. Mr. Ciliberto had no objections granting the waivers that were requested.

Member Tackach made a motion to grant the waivers requested, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-no, Member Anello-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

Ms. Carey duly swore in Mr. Jonathan Istranyi of Stonefield Engineering, 75 Orient Way, Rutherford NJ.

Mr. Istranyi stated his education and credentials.

The Board accepted Mr. Istranyi as an expert witness.

Aerial photograph taken on September 8, 2015 was entered as Exhibit A1.

Mr. Istranyi gave an overview of the site plan: front of the property faces Lincoln Blvd, located in the GB zone, railway is located to the south, businesses are located on the east and west sides of property.

A colorized depiction of the site plan was entered as Exhibit A2.

Mr. Istranyi used Exhibit A2 to show the location of the new pavement, 8ft chain link fence along the Lincoln Blvd side with fence that would overlap east side, 25 shamrock shrubs would be planted, no proposed lighting.

The Board started to review Mr. Ricci's letter dated 6/29/15.

Mr. Ricci asked if the structure being removed was residential.

Ms. Carey duly swore in Mr. Jeffery Neary, owner of 344 Lincoln Blvd.

Mr. Neary stated that it was a residence and that the employee moved out 6 months ago.

Mr. Ricci stated that comment #2 in his review letter was in reference to the site circulation and if it would be used for a parking lot for the vehicles that he had parked next door at the Napa store.

Mr. Neary stated that he has a handshake agreement with the owner next door which allows him to park his vehicles there.

The Board questioned the utility pole and the curb cuts on the property.

Member Anello questioned the racks on the western side of the property.

Mr. Neary stated that he is moving the racks to the southeast side of the property behind the garage.

Member Anello questioned the trucks being parked on a burial ground.

Mr. Renda stated that the applicant intends to investigate more and this predates his 22 years.

The Board clarified that the height of the fence would be 8ft.

The Board discussed the driveway, sidewalk and curbs and obtaining County approvals.

Member Anello stated that there was a conflict between drawings C2 and C3.

The Board questioned the impervious coverage and the utility locations on the property.

Mr. Ciliberto stated that the stone has been compacted and questioned the utilities to the back garage.

Mr. Neary stated that the sewer line has to remain and described how the utilities are laid out on the site.

The Board reviewed the paving of the site and the ordinance that states paving of a site requires site plan approval.

The Board continued with the discussion of the utilities.

Ms. Carey reviewed and clarified the changes to the plan, stating that the waivers were granted, clarifying that the chain link fence would be 8ft high, a condition of approval would be no parking in the new footprint, note would be added to the plan regarding the field, the applicant would have the plans approved by Middlesex County.

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

Member Schueler clarified that there would be no barbwire on the chain link fence.

The plans will be revised to include the comments from the County and the changes discussed at this meeting.

Chairperson Galida opened the meeting to the public, there being no public comments the Board continued with the application.

Member Schueler made a motion to approve the site plan with the changes outlined from the June 15,2015 Najarian letter, the June 29, 2015 Ricci Planning letter, having the utilities capped, having the condition that there will be no parking in the new footprint, and the title for the burial ground will be clarified, seconded by Member Tackach. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

**P2015-07**

**Minor Site Plan**

**Bank of America  
1285 Bound Brook Rd.  
Block 65 Lot 35**

Ms. Diane Hickey stated that the firm Riker Danzig is representing Bank of America for the minor site plan approval for exterior lighting upgrades.

The Board reviewed the waivers requested; Ms. Carey had no objections with the waiver for covenant and deed restrictions.

Member Lowande made a motion to grant the waivers, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

Ms. Carey duly swore in James Kinoshian of Stonefield Engineering, 75 Orient Way, Rutherford NJ.

Mr. Kinoshian stated his education and credentials.

The Board accepted Ms. Kinoshian as an expert witness.

Mr. Kinoshian stated that Bank of America is in the process of upgrading the lighting at 40 branches to upgrade to newer LED fixtures with a more efficient design.

The Board reviewed the Najarian Engineering letter dated July 21, 2015.

Mr. Kinoshian stated that the property is located in two zones the GB and R75 single family zone to the northern side.

Mr. Kinoshian stated that sheet C2 of the site plan shows the existing conditions, the ATM location and the night drop box.

Mr. Kinoshian stated that sheet C4 shows the site lighting plan with required candle foot illumination.

Mr. Kinoshian stated that sheet C3 shows the security lighting plan with 3 wall packs with LED lighting, 4 new wall packs, 6 new and replaced outside lights, aerial lights, backlights.

Mr. Kinoshian stated the lighting regulations prohibit flood lights.

Mr. Kinoshian also stated that Bank of America is proposing a trash enclosure on the northwest side of the property.

Mr. Kinosian reviewed the parking spaces, 24 parking spaces are provided, 2 spaces will be removed for the trash enclosure and only 12 parking spaces are required.

Mr. Kinosian stated that Bank of America will comply with the landscape requirement and replace the shrubs.

Mr. Kinosian stated that the dusk to dawn lighting is an improvement from what is currently in place.

Chairperson Galida opened the meeting to the public.

Angie Peen, 27 Heritage Dr., daughter of owner of 10 Garden Pl, located behind Bank of America. Ms. Peen stated that the lighting streams directly into her mother's bedroom, has had problems with the maintenance of Bank of America and has talked to the manager in the past, had questions regarding the new lighting, stated that the garbage pickup is extremely early in the morning, had concerns with the fence maintenance and the landscapers blowing leaves onto her mother's property.

Mr. Ricci confirmed the color of the lights and orientation of the lights on the building.

Chairperson Galida closed the public portion of the meeting.

Board Members discussed possible reasons that the landscaping might not be taking in the soil.

Chairperson Galida opened the meeting for public comments, there being no public comments the Board continued with the application.

Member Sweeney made a motion to approve the application with the conditions, also having the landscaping work by Bank of America reviewed by the Planner and Engineer, also granting the waiver of the lighting standard, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida- yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

## **8.Ordinance Review**

### **420-15 Accessory Structures**

The Planning Board agreed with the Zoning Board recommendations regarding size limitations of accessory structures.

#### **420-62 Fences**

The Planning Board agreed with the Zoning Board recommendation regarding the fence Ordinance. Member Anello summarized the Zoning Board conversation regarding the changes.

#### **420-13 Chemicals**

The Planning Board agreed with the Zoning Board recommendation that this Ordinance shall remain untouched. Member Anello summarized the Zoning Board conversation regarding this conclusion.

Member Schueler made a motion accept the Zoning Board Report, seconded my Member Tackach. Vote:Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler- yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

Ms. Carey will send the Planning Board recommendations to the Governing Body.

### **9. Correspondence**

None.

### **10. Board Member Comments**

Chairperson Galida informed the Planning Board that the Zoning Board had been short members for a meeting. The situation has been corrected by the Governing Body at the last Council meeting.

Mr. Ricci gave a quick housing update to the Planning Board.

Chairperson Galida announce that the meeting scheduled for September 23, 2015 has been cancelled.

There being no further business Member Schueler made a motion to adjourn the meeting at 9:33pm,seconded by Member Tackach. Vote: All in favor. Meeting adjourned.

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Secretary

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Karen Wick, Planning Board Clerk



**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
October 14, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:32p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, John Anello, Jeff First, Paul Woska and Michele Tackach.

Also in attendance were: Board Attorney, Ms. Kelly Carey  
Board Planner, Mr. Paul Ricci  
Board Engineer, Mr. Peter Ciliberto

**5. Minutes**

Member Sweeney made a motion to approve the September 9, 2015 meeting minutes, seconded by Member Tackach. Vote: Member Lowande-yes, Chairperson Galida- yes, Member Green-yes, Member Schueler- yes, Member Sweeney- yes, Member Anello-yes, Member First-yes, Member Woska- yes, Member Tackach-yes. Motion passed.

**6. Old Business**

**P2015-04  
330 Lincoln Blvd LLC  
344 Lincoln Blvd  
Block 343 Lot 13**

**Memorialize Resolution**

Member Lowande made a motion to approve the Resolution granting the minor site plan, seconded by Member Tackach. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Green-yes, Member Schueler- yes, Member Sweeney-yes, Member Anello- yes, Member First-abstain, Member Woska-yes, Member Tackach-yes. Motion passed.

**P2015-07**

**Memorialize Resolution**

**Bank of America**

**1285 Bound Brook Rd.**

**Block 65 Lot 35**

Member Tackach made a motion to approve the Resolution granting the minor site plan, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member First-abstain, Member Woska-yes, Member Tackach-yes. Motion passed.

**7. New Business**

**Minor site plan**

**P2015-05**

**MBKS LLC**

**107 Egel Ave**

**Block 287 Lot 51**

Mr. Butler stated that he is representing MBKS with the minor site plan.

Mr. Butler stated that notices of the meeting had been sent.

Mr. Butler stated that there were two review letters; Najarian Associates dated July 7, 2015 and Ricci Planning dated July 27, 2015.

Mr. Butler stated that MBKS is the owner of the property and this application is for a minor site plan with a design waiver, the use is existing; the parking needs an approved plan.

Mr. Butler stated that there are 14 parking spaces; 8 parking spaces in the front of the building and 6 truck spaces.

Mr. Butler stated that there is a design waiver for the front yard setback.

Mr. Butler stated that Richard Sowden, owner of the property and Robert Templin, applicant's engineer will be testifying.

Mr. Butler referred to the site plan last revised September 30, 2015.

Mr. Sowden stated that he is the owner of Richie's Tire Service located at this property.

Mr. Sowden stated that the office of the Rescue Wreckers, towing company and 64 Motor Company's office are also in the building.

Mr. Sowden stated that the property has: gated fence in the back, 3 containers on the northeast side of the property, the hours of operation are 8 to 5, 24hr road service, key drop box for customers to drop off vehicles after hours. The parking spaces are located in front of the building.

Ms. Carey asked about the size of the containers on the property.

Mr. Sowden stated that there are 2 (40ft) containers and 1 (20ft) container.

Member Sweeney asked if the applicant had been in violation for the last 15 years due to the parking.

Mr. Sowden stated that apparently he had been in violation.

The Board asked if there was parking at the site prior to being purchased.

Mr. Sowden stated that the building had an oil company before he had purchased it.

Member Sweeney clarified that the applicant was before the Board for compliance with the code.

Member Schueler asked about the traffic flow on the site and also questioned what was stored in the containers on the site.

Mr. Sowden stated that tires are stored in the containers; the containers are locked all the time and are secure.

Exhibit A1 was entered as 8 photographs.

Mr. Sowden stated that his wife took the photographs on October 14, 2015, and they accurately represent the property.

Photograph I is a picture of D & J Auto body, a neighboring property with cars parked by the street.

Photograph II is a picture of Wood Ave  
Photograph III is a picture further down Wood Ave.

Photograph IV is a closer picture of Photograph III.

Photograph V is a picture further down on Wood Ave.

Photograph VI is a picture of Egel Ave, approximately 3 buildings down from 107 Egel Ave.

Photograph VII is a picture of the corner of Egel and Blackford Avenues

Photograph VIII is a picture of the easterly side of Egel Ave, used to be SOS Gas.

Mr. Butler stated that the applicant showed the parking in the surrounding area, that the parking at 107 Egel Ave is consistent with other properties in the area.

Member Sweeney inquired if any variances were needed.

Mr. Butler explained that no variance was required; the applicant is seeking a design waiver.

Member Anello clarified that on the west side of the property there are gates, stating that it was incorrectly shown on the site plan as a fence.

Member Lowande asked what type of tires are stored in the containers.

Mr. Sowden stated that they are new earth movers tires.

Member First asked about landscaping and that there is none proposed.

Mr. Butler stated that Mr. Templin, the applicant's Engineer will address that issue.

The Board reviewed the checklist items, Member Anello requested that #9 elevations be added to the plan, #19 waterlines, #20, #21 utilities be added to the plan.

The applicant is no longer requesting the waiver of checklist #17( plans for driveway for ingress, egress and traffic flow) and will add the requested items to the plan.

Chairperson Galida opened the meeting to the public for questions for the applicant.

Emil Vogt, 37 Davis Ave., Piscataway NJ 08854 questioned when the notice was mailed out as he did not receive notice and he did receive a notice when the applicant went to the Zoning Board.

Ms. Carey checked the official list prepared by the Tax Assessor and stated that Mr. Vogt was not on the list. The applicant has to use the list provided by the Tax Assessor.

Mr. Vogt questioned the handicapped parking spot and also questioned the gate and the fence on the site plan.

The public portion was closed and the Board proceeded with the application.

Ms. Carey duly swore in Mr. Robert Templin, licensed Engineer and Surveyor.

The Board accepted Mr. Templin's education and credentials.

Mr. Templin stated that the site is located on the North side of Egel Ave, across from Mountain Ave., east, west and south sides are paved, the fence has screen on the perimeter, and the parking in the front on the building has 8 spaces and 1 handicapped parking space.

Exhibit A3 was entered as an aerial photograph taken in 1987 showing the parking on this site.

Mr. Templin stated that the applicant will add; handicapped signage, there are 3 containers on the northeast side of the property, there are concrete bumper stops, there was no lighting or signage proposed, the signature block will be added to the plan and the topographical information will also be added, the design waiver is for the parking in front of the building.

Mr. Ciliberto asked for the 2 monitoring wells to be added to the site plan and anything that was approved at the applicant's property next door to be added to the plan as it shows that property on this plan.

Chairperson Galida asked if there was a DEP case # for this property.

Mr. Butler stated that documentation was submitted and that there was no active remediation for the site, the applicant will add the monitoring wells to the plan.

Chairperson Galida opened the meeting to the public for questions for the Applicant's Engineer, there being none the Board preceded with the application.

Mr. Ciliberto questioned the striped parking on the site.

Member Anello questioned who owns lot 57 and the use of the house on the property.

Mr. Sowden stated that he owns the property and currently rents the house.

Mr. Ricci questioned the residential buffer regarding lot 57 stating that the ordinance requires a 30ft buffer

The Board discussed adding the variance for the buffer to the application.

Mr. Templin explained the buffering of the property and the surrounding property.

Chairperson Galida opened the meeting for questions for the Applicant's Engineer.

Ms. Carey reviewed the application with the Board Members stating that the parking is a design waiver, the variance is the buffer zone, conditions are to add the elevations and utilities, the note of the case # needs to be added to the plans, gate not a fence, the striping of the lot, the site plan changes, the monitoring wells added to the plan.

Member Anello requested that the changes to lot 6 from the Zoning Board be added to this site plan.

Member Anello made a motion to approve the design waivers, the waiver of buffer requirements and the above mentioned items as summarized by Ms. Carey, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

**P2015-06**  
**MBKS**  
**125 South Ave**  
**Block 371.01 Lot 5.02**

**Minor site plan**

Ms. Carey verified that Mr. Vogt was not on the Tax Assessor's list but the applicant did send the notices and that the application would be proceeding.

Mr. Butler stated that there are 12 parking spaces on the property, 5 on the Northeast side for truck parking, and 7 parking spaces in the front of the building.

Mr. Butler stated that there was one tenant, Cabinet Connection.

Mr. Butler stated that the applicant was seeking the design waiver for parking in the front yard setback.

Mr. Sowden stated that he has owned the building since 1987, there is a storage lot on the west end of the property, the main building has the tenant which occupies 2/3 of the building.

The applicant is proposing to add a handicapped parking space, keep the 5 truck parking spaces at the Northeast corner and park in front of the building.

Exhibit A1 was entered as 8 photographs.

Mr. Sowden stated that his wife took the photographs on October 14, 2015, and they accurately represent the property.

Photograph I is a picture of D & J Auto body, a neighboring property with cars parked by the street.

Photograph II is a picture of Wood Ave.

Photograph III is a picture further down Wood Ave.

Photograph IV is a closer picture of Photograph III.

Photograph V is a picture further down on Wood Ave.

Photograph VI is a picture of Egel Ave, approximately 3 buildings down from 107 Egel Ave.

Photograph VII is a picture of the corner of Egel and Blackford Avenues.

Photograph VIII is a picture of the easterly side of Egel Ave, used to be SOS Gas.

Mr. Sowden clarified that there are 5 parking spaces on the east side for truck parking.

Mr. Sowden stated that the cabinet company has 2 or 3 employees that work from 7am to 3:30pm, there is no overnight parking.

Member Schueler asked about the parking on the east side of the property.

Mr. Sowden stated the parking spaces are 12 x24 and that tractors will be parked there.

Member Sweeney asked if the cabinet shop was a retail store.

Mr. Sowden stated that the cabinet shop was a manufacturing shop and the parking is for the cabinet shop.

Chairperson Galida opened the meeting to the public for questions for the applicant.

Emil Vogt, 37 Davis Ave. Piscataway NJ 08854 questioned the west side of the property and was concerned about the storage/impound yard and cars parked on the lot. Mr. Vogt questioned the 5 parking spots for the tractors if these are used for Richie's Tires or a renter.

Mr. Sowden stated that there is no other current tenant.

Mr. Butler stated that the west side of the property is used for storage of vehicles.

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

Ms. Carey duly swore in Mr. Robert Templin.

The Board accepted Mr. Templin's education and credentials.

Mr. Templin stated that there are; 7 parking spaces in front of the building, 5 (12x24) parking spaces for truck parking on the east side of the property, no lighting or landscaping, signage proposed, bumper stops will be added, handicapped parking space will be identified, bumper stop detail will be added.



Mr. Ricci stated that the chain link fence is not in compliance with the Borough Ordinance.

After a brief discussion the applicant stated that he will comply with the Borough Ordinance and the fence will be replaced by an 8ft fence with barbwire except for the side facing the front of the property which will not have barbwire.

Member Sweeney questioned the applicant if parallel spots in front of the building had been considered.

Mr. Ricci stated that 10 parking spaces are required by the ordinances.

The Board and the applicant discussed changing the parking in front of the building to parallel parking spaces.

The applicant agreed to have parallel parking spaces in front of the building.

Member Anello asked to have the elevations show on the site plan.

Mr. Ciliberto stated that 25ft is needed for a parallel parking space and no bumper stops are then required.

Member Anello requested to have site plan checklist items, 19, 20, 21 (utilities) on the site plan.

The applicant agreed to add these items on the site plan.

Chairperson Galida opened the meeting for questions for the Applicant's Engineer.

Emil Vogt, 37 Davis Ave. Piscataway, NJ 08854. questioned the rear fence and stated the fence position is inaccurate.

The Board stated that they don't approve property lines and the fence depicted on the site plan shows the existing condition, the fence that was discussed earlier was around the storage yard.

Mr. Templin stated that there was a discrepancy on the property line, that he used the deeds, the iron marks when surveying the property.

Mr. Ciliberto stated that since the applicant was moving the handicapped parking space the area should have mechandim for this spot.

The applicant will have the green mesh slat around the vehicle storage yard.

The bumper curbing on the east side of the property for the truck parking was discussed, with one spot being moved.

The applicant will add shrubs to the railroad tie planters.

Chairperson Galida opened the meeting for comments for the application.

Emil Vogt, 37 Davis Ave, Piscataway, NJ 08854 commented that the storage yard is an impound area and that the cabinet shop is retail.

Kathy Sowden, 393 Jaguar Lane, Bridgewater NJ commented that the cabinet shop has a display for designers and architects.

The Board reviewed the changes to the site plan: the fence will be 8ft and no barb wire in the front, there will be parallel parking in front of the building reducing the number of spots, the utilities will be added to the plan, the planters will be added, mesh will be added to the fence, bumpers will not need to be place in the parallel parking spaces in front of the building.

Member Anello made a motion to accept the site plan with the changes listed above, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

## 8. Correspondence

### A. DEP Notice

Ms. Carey stated that she contacted the Borough Engineer, Mr. T. Vogt. He informed Ms. Carey of the Creighton Lake Dam project.

### B. Piscataway Notice

Ms. Carey stated that Middlesex Borough was noticed due to the proximity of the application.

Chairperson Galida stated that the next meeting scheduled for October 28, 2015 would be cancelled.

The next Planning Board Meeting will be Thursday November 12, 2015.

There being no further business Member Tackach made a motion to adjourn the meeting at 9:47pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

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Secretary

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Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
November 12, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:34p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, John Anello, Jeff First, Paul Woska.

Also in attendance was Board Attorney, Ms. Kelly Carey.

**5. Minutes**

Member Sweeney made a motion to approve the October 14, 2015 meeting minutes, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida- yes, Member Green-yes, Member Schueler- yes, Member Sweeney- yes, Member Anello-yes, Member First-yes, Member Woska- yes. Motion passed.

**6. Old Business**

**P2015-05  
MBKS LLC  
107 Egel Ave  
Block 287 Lot 51**

**Memorialize Resolution**

Member Schueler made a motion to approve the minor site plan Resolution, seconded by Member Lowande. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member First-yes, Member Woska-yes. Motion passed.

**P2015-06  
MBKS LLC  
125 South Ave  
Block 371.01 Lot 5.02**

**Memorialize Resolution**

Member Lowande made a motion to accept the minor site plan Resolution, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member First-yes, Member Woska-yes. Motion passed.

## **7. New Business**

**P2015-09**

**Minor site plan**

**Hortencia-Jaco Damiani**

**443 Union Ave**

**Block 107 Lot 7**

The applicant had deficiency with the notice and will re-notice. The applicant will re-notice for the December 9, 2015 Planning Board meeting.

## **8. Correspondence**

### **A.DEP Flood Hazard Notice**

Ms. Carey stated that the Borough Engineers have filed a DEP Permit in conjunction with the town pool project.

## **9. Subcommittee Formation**

Chairperson Galida, Member Green and Member Lowande formed the subcommittee to review the RFP's for the Planning Board.

Chairperson Galida announced that the November 25, 2015 meeting is being cancelled; the next meeting will be Wednesday December 9, 2015.

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

There being no further business Member Lowande made a motion to adjourn the meeting at 7:46pm, seconded by Member Green. Vote: All in favor. Meeting adjourned.

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Secretary

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Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
December 9, 2015**

**1. Call to Order**

Chairperson Andy Galida called the meeting to order at 7:34p.m.

**2 .Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act statement.

**3. Call to Order**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Anello, Jeff First, Paul Woska, Michele Tackach.

Also in attendance were Board Attorney, Ms. Kelly Carey.  
Board Engineer, Mr. Peter Ciliberto  
Board Planner, Mr. Paul Ricci

**5. Minutes**

Member Lowande made a motion to approve the November 12, 2015 meeting minutes, seconded by Member First. Vote: All in favor. Motion passed.

**6. New Business**

**P2015-09**

**Minor Site Plan**

**Hortencia Jaco Damiani  
443 Union Ave  
Block 107 Lot 7**

Ms. Kelly Carey duly swore in Elvis Diaz, Assistant Architect for Joseph Krawic, South Plainfield NJ.

The Board reviewed Najarian Associates Engineering letter.

The applicant has requested waivers #9 spot elevation #10 Storm drainage,#11 location of outcrops, high points,#18 Plan for off-street parking, #20 location of sewer lines, #21 location of utilities, #22 lighting, #12 flood hazard boundaries, #24 refuse area.

Mr. Ciliberto did not object to granting the waiver for #9 for spot elevations and stated that there was no ponding in the area.

Member Anello had concerns about drainage and questioned the applicant about what the overall plan for the property was.

The applicant stated that there are three sheds on the property and would like to remove them and replace with a three car garage.

Member Anello commented that there will need to be detailed drawings to construct the new garage.

Member Anello did want to see items #9, 10, 19,20,21,22 added to the plan.

Member Anello stated that he would be in agreement to grant waivers#11 and#18.

Member Anello questioned where the garbage goes from the cleaning service.

The applicant stated that currently she has an office at 409 Union Ave and there is a dumpster at this location.

Chairperson Galida asked that the dumpster and screening be shown on the plans.

Chairperson Galida asked about the hours of pick up and what type of plantings will be used for the dumpster.

Mr. Ricci agreed that this should be shown on the plans.

Member Woska made a motion not to accept the waiver requests for #9, #10, #12#19, #20, #21, and 24 and to have a note on the drawing regarding #12, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Anello-yes, Member First-yes, Member Woska-yes, Member Tackach-yes. Motion passed.

Mr. Ricci questioned the proposed signage.

The applicant will return on January 27, 2015 with revised plans showing the requested items from the checklist.

The Board discussed the new accessory structure ordinance versus the old accessory structure ordinance.

## **7. Board Comments**

### **A. Bylaws**

Chairperson Galida asked the Board Members to review before the reorganization meeting on January 13, 2016.

Chairperson Galida clarified that the Master Plan does not need to be re-evaluated next year.

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

There being no further business Member Schueler made a motion to adjourn the meeting at 8:41pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

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Secretary

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Karen Wick, Board Clerk