

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Reorganization Minutes  
January 11, 2017**

**1. Call to Order**

Board Clerk, Karen Wick called the meeting to order at 7:35 p.m.

**2. Open Public Meeting Act Statement**

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

**3. Roll Call**

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

**4. Reorganization**

**A. Election of Planning Board Officers**

**1. Chairperson**

The Board Clerk asked for nominations for this position.

Member Schueler nominated Andy Galida for Chairperson of the Planning Board, seconded by Member Tackach.

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 Sweeney -yes, Member Anello, Member Tackach-yes, Member Ryan-yes. Motion passed.

Member Galida was voted Chairperson for the Planning Board for 2017.

The gavel was given to Chairperson Galida.

**2. Vice Chairperson**

Chairperson Galida asked for nominations for this position.

Chairperson Galida nominated John Anello for Vice Chairperson of the Planning Board, seconded by Member Tackach. Vote: Member Lowande-yes, Chairperson Galida-yes,

Member Green-yes, Member Schueler-yes, Member Sweeney -yes, Member Anello-yes, Member Tackach-yes, Member Ryan-yes. Motion passed.

Member Anello was voted Vice-Chairperson for the Planning Board for 2017.

### **3. Secretary**

Chairperson Galida asked for nominations for this position.

Chairperson Galida nominated Al Lowande for Secretary of the Planning Board, seconded by Member Sweeney.

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 Anello-yes, Member Sweeney- yes, Member Tackach-yes, and Member Ryan-yes. Motion passed.

Member Lowande was vote Secretary for the Planning Board for 2017.

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

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

Member Schueler made a motion to appoint DiFransecso, Bateman, Coley as Planning Board Attorney for 2016, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, Member Ryan-yes. Motion passed.

DiFranseco, Bateman, Coley etc. was voted as Planning Board Attorney for 2017.

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

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

Member Tackach made a motion to appoint Bob Bucco of Najarian Associates as the Engineer of the Planning Board for 2016,seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney- yes, Member Anello-yes, Member Tackach-yes, Member Ryan-yes. Motion passed.

Bob Bucco of Najarian Associates was voted as Planning Board Engineer for 2017.

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

The Subcommittee recommended Ricci Planning from the RFP's received for the Planner Position.

Member Schueler made a motion to appoint Paul Ricci of Ricci Planning as the Planner of the Planning Board for 2016, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney- yes, Member Anello-yes, Member Tackach-yes, Member Ryan-yes. Motion passed.

Paul Ricci of Ricci Planning was voted as Planning Board Planner for 2017.

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

Chairperson Galida made a motion to appoint Karen Wick as Recording Secretary to the Planning Board, seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, and Member Ryan-yes. Motion passed.

#### **F. Board Clerk**

Chairperson Galida made a motion to appoint Karen Wick as Board Clerk to the Planning Board, seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, and Member Ryan-yes. Motion passed.

#### **G. Approval of 2017 Meeting Schedule**

Chairperson Galida made a motion to approve the 2017 Meeting Schedule as presented, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney- yes, Member Anello-yes, Member Tackach-yes, and Member Ryan-yes. Motion passed.

#### **H. Approval of Regulations**

Chairperson Galida made a motion to approve the Rules of Order, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney- yes, Member Anello-yes, Member Tackach-yes, and Member Ryan-yes. Motion passed.

Member Sweeney questioned if in Robert's Rules you need to have a 2<sup>nd</sup> for a nomination for position of the Board.

#### **I. Approval of Official Newspaper**

Chairperson Galida made a motion to approve the Courier News as the official newspaper, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney- yes, Member Anello-yes, Member Tackach-yes, and Member Ryan-yes. Motion passed.

## **5. Approval of Minutes**

Member Schueler made a motion to approve the November 9, 2016 meeting minutes, seconded by Member Lowande. Vote Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-abstain, Member Tackach-abstain, and Member Ryan-yes. Motion passed.

Member Sweeney made a motion to approve the November 30, 2016 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 Tackach-abstain, and Member Ryan-yes. Motion approved.

## **6. Correspondence**

- A. E4Science Letter- tabled to the next meeting after Board Attorney reviews.
- B. Middlesex County Letter- tabled to the next meeting.

## **7. Board Member Comments**

Chairperson Galida inquired about the 2016 Zoning Year End Report. This will be on the next agenda.

Member Sweeney inquired about tiny homes and is there a minimum size requirement in Middlesex.

The Board stated that was a question for when the Board Planner was present.

Member Ryan questioned if the Borough has correct fire equipment for a 5 story building.

Member Schueler stated that the fire department has the correct equipment as the Senior Housing is 5 stories.

Member Ryan also commented that cars for 150 Lofts on Lincoln Blvd have been parking on B St and when it snowed these cars got ticketed.

Member Ryan wants to make sure that parking requirements for new developments on Lincoln Blvd gets increased.

The Board will bring this up when the next application for Lincoln Blvd goes before the Board.

Member Ryan questioned if the LED Lighting Ordinance passed, Member Schueler stated that the Governing Body passed this and it's in effect.

Chairperson Galida informed the Board that the subdivision on Cedar/ Voorhees might be coming back to the Board as the developer wants to move a driveway.

## 8. Public Comments

Chairperson Galida opened the meeting to public for comments.

Kim Keyes, 331 Dorn Ave informed the Board that the Board of Education is having a meeting regarding the possible construction of a new school on Monday January 23, 2017 at 7pm at the High School.

There being no more 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 8:21 pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.



Secretary



Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
February 8, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

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

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

**4. Approval of Minutes**

Member Sweeney made a motion to approve the January 11,2017 minutes, seconded by Scheuler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-abstain, Member Ryan-yes. Motion passed

**5.Old Business**

**P2015-06**

**Amended site plan**

**MBKS**

**125 South Ave**

**Block 371.01 Lot 5.02**

Mr. Michael Butler stated that he is representing the applicant.

Mr. Butler stated that previously the applicant was to put 7 parallel parking spots in front of the building and the plan won't work so a new plan was developed.

Ms. Kelly Carey duly swore in Rich Sowden of MBKS.

Mr. Sowden stated that he bought the property in 1987.

Mr. Sowden stated the parking has not changed except for the handicapped parking spot.

Mr. Sowden stated that he is not aware of any accidents due to the parking area.

Mr. Sowden stated that the building is rented by a cabinet company that has 2 employees.

Member Sweeney stated that he initially had objections to the parking and has reversed his opinion and felt the right angle parking spaces were acceptable.

Ms. Carey duly swore in Robert Templin, Engineer.

The Board will accept his qualifications as he has appeared in front of the Board on numerous occasions.

Mr. Templin explained the changes from the original plan to what the proposal is tonight.

Mr. Templin explained that the 1<sup>st</sup> submission had 7 parking spaces in the front and 5 parking spaces on the east end of the property, Exhibit A1 2/8/17 was marked site plan dated June 11, 2015.

Exhibit A2 2/8/17 was entered as revised site plans dated 1/23/16 showing angled parking with a handicapped parking space. Mr. Templin explained that the applicant couldn't do parallel parking spaces and he needs to do perpendicular. There would be 6 parking spaces on the east side of the property.

Mr. Templin stated that the final plan has been revised as of 7/29/16 showing the 3 parking spaces, the handicapped parking space in front and the 6 parking spaces on the east end of the site. Mr. Templin stated that there are 10 spaces on the site.

The Board questioned whether the applicant met the parking criteria.

The applicant needs to have 10 parking spaces on the site and meets the parking criteria.

Member Anello asked if the handicapped parking space has sufficient room on the right hand side.

Mr. Bucco stated that the van accessibly usually is on the right hand side.

Member Schueler questioned if there is a sanitary sewer lateral connection.

Mr. Templin stated that there is no protrusion.

Member Anello asked if there was a clean out.

Mr. Templin stated it would need to be flush to the pavement.

The Board reviewed the Najarian Engineering letter; the applicant will provide bollards to protect the utility pole, the board discussed the screening of the chain link fence, the planters, and paving and striping the area.

The applicant stated that the fencing could be added as a condition of approval.

Mr. Bucco recommended slats for the chain link fence if no police letter is provided.

The Board and the applicant discussed the extension of the paved area on the east side of the building, the applicant stated that due to monetary issues this might not be possible, the Board did not decide at this time.

The Board discussed if the parking for the employees at this site was designated.

The Board was informed that the site is not a retail site and that it is only employees of the cabinet shop that park at the site.

Chairperson Galida read the police department memo dated 2/1/17 into the record.

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

Member Schueler made a motion to approve the site plan with conditions (need police approval regarding the slats and paving the handicapped parking area), seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler- yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

## **6. New Business**

**P2016-08**

**Major Final Site Plan**

**Veolia Technical Solutions**

**125 Factory Lane**

**Block 131 Lot 2**

Mr. Nino Coviello stated that he is representing the applicant Veolia in their application to relocate tanks and add a pole for a camera.

Mr. Coviello stated that he would be referring to the site drawings prepared by Langan Engineering.

Ms. Kelly Carey duly swore in Michael Pikulin, Plant Manager of Veolia.



Mr. Pikulin stated that he has worked for Veolia for 20 years. He stated his education and had appeared in front of the Board in 2012.

He stated that Veolia is a recycling facility, taking used products mostly from pharmaceutical companies, a "green company."

Exhibit A3 2/8/17 was entered as site plan page 1, showing 2 nitrogen tanks and where the tanks would be relocated to.

Mr. Pikulin stated that there are 2 tanks in the center area that are used for nitrogen processing and these tanks would be moved to outside the lab( Area B).

Mr. Pikulin explained how the traffic is restricted on the site for safety reasons.

Mr. Pikulin explained that the diesel tank would be relocated and that there is a specialized diesel driver at the site.

Mr. Pikulin stated the height of the pole that would be placed in Area C would be 50ft. tall.

Mr. Pikulin stated that the camera would be mounted on this pole and be used to monitor processes in the tank and for security. The employees would be able to use the camera and monitor the tank from the lab.

Chairperson Galida asked about the height of current light poles on the property.

The Board was informed that the poles are 28 to 30ft. tall and the tanks are 48 ft to 53ft tall.

Member Anello questioned why the pole would be added.

Mr. Pikulin stated that they need a special view of the nitrogen tank.

Member Anello questioned if the front of the property is fenced.

The Board was informed that the property is fenced.

Mr. Pikulin stated what properties and buildings are located around this property.

Mr. Pikulin explained that: nitrogen is a inert gas, the tank is insulated due to the sub degree temperature, the tanks are double walled, there are sensor alarms on these tanks for safety.

Mr. Pikulin explained the spill control delivery system for the nitrogen tanks.

Mr. Pikulin stated that Veolia has already applied to the DEP for necessary permits and will provide a copy of the approval to Board as part of the Resolution, they will apply for the necessary construction permits also.

Mr. Pikulin also stated that there is a fire suppression system at the site.

Ms. Carey duly swore in Mr. Keith Ottes, Engineer and Planner.

Mr. Ottes stated his education and credentials, having appeared before the Board in 2012.

The Board accepted Mr. Ottes as an expert witness.

Mr. Ottes described the tanks and the new placement on the site.

Mr. Ottes stated that the site is 3.8 acres of impervious surface, located in the Heavy Industrial Zone, has a mild slope but generally flat.

Mr. Ottes stated that the diesel tank is 6,000 gallons, and 9.33 feet tall.

Mr. Ottes stated that the nitrogen tank is 31.33 ft. tall and the new pole to be added to the site will be 55ft. tall.

Mr. Ottes stated that right now there are 33 parking spaces, and after the tanks are moved there will be 26 parking spaces. He explained that there are 36 employees at the site and 10 take the train to work.

Mr. Ottes stated that the lab building has the windows removed for safety reasons.

The Board reviewed the Najarian Engineering letter.

The applicant addressed the technical comment regarding the parking spaces.

The applicant addressed the technical comment regarding spill precautions on the site.

Chairperson Galida asked which installation method would the applicant be using to install the tank.

The applicant will be using the 3rd installation method on sheet PT-1 where the pump is on the top of the tank.

Mr. Ottes described the crash bollard detail.

Mr. Ottes stated that the tank levels are monitored by a cell phone on the tank.

The Board started to review Mr. Ricci's Planning Report dated January 10, 2017.

The applicant addressed Mr. Ricci's comment regarding the height of the pole, the applicant previously stated that the camera needs to be mounted above the tanks so the processing can be monitored and also for security.

Mr. Ottes stated the positive criteria that the application promotes purposes of the Municipal Land use Law- a,g, and i.

The Board questioned if the pole would have footings.

The applicant will have to comply with structural design for excavation.

Chairperson Galida asked about previous arsenic contamination and how would the arsenic be disposed of.

The applicant stated that it would be handled internally and the roll off would be incinerated.

The applicant stated that a LSRP firm supervises the job.

Member Lowande questioned if the pole would have any lights.

The Board informed the applicant if the pole was to have any lights they would have to submit a lighting plan.

Mr. Ricci questioned the diameter of the pole.

The Board was informed that the base starts at 13 inches and ends up at 4 inches on the top.

Mr. Ricci stated the bulk chart was incorrect on the site plan and needed to be corrected on the final site plan.

Member Schueler questioned if the applicant wanted to have lights on the pole.

The applicant is not sure about the lighting yet.

Mr. Ricci asked if there would be any additional signage on the property.

The Board was informed that there would not be any new signage on the property.

Chairperson Galida read the Police and County Fire Marshall review letters into the record.

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

Chairperson Galida informed the applicant that if lighting was to be added to the pole then they would need to come back to the Board to have the plan approved.

Ms. Carey stated that a condition can be added to the Resolution regarding the lighting.

Member Anello asked the applicant about inferred cameras.

The Board and the applicant discussed the types of camera to be mounted on the pole and lighting on the pole.

The Board stated that if the applicant was to install lighting on the pole a lighting plan would need to be submitted and approved by the Board Engineer.

Member Schueler made a motion to approve the site plan with the bulk variances, satisfying the Board Planner and Engineering reports, the height variance and conditions requested, 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, and Member Ryan-yes. Motion passed.

## **6. Correspondence**

### **A. 2016 Zoning Year End Report**

The Planning Board reviewed the report. Member Anello informed the Planning Members of the applications.

### **B. E4Science Letter and NJ DEP Permit**

No action was required by the Board.

### **C. Middlesex County Correspondence**

No action was required by the Board.

### **D. 720-730 Lincoln Blvd Letter.**

Mr. Johnson informed the Board that they are not pursuing the subdivision due to County restrictions.

### **E. Engineer Contract**

The Engineer Contract was signed.

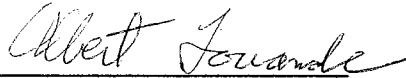
## 7. Board Comments

### A. Granny Pods

Mr. Ricci stated that the Borough ordinances do not allow for two primary structures on a property. The Borough has a minimum house size requirement, so "Granny Pods" would be prohibited by ordinance.

Member Ryan stated that there was an article in the newspaper regarding Middlesex Development.

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



Secretary



Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
February 22, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

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

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

**4. Approval of Minutes**

Member Lowande made a motion to approve the February 8, 2017 minutes, seconded by Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-abstain, Member Woska-yes, Member Ryan-yes. Motion passed.

**5. Old Business**

**P2015-06**

**MBKS**

**125 South Ave**

**Block 371.01 Lot 5.02**

**Memorialize Resolution**

Member Schueler made a motion to approve the Resolution amending the site plan as approved with waivers, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-abstain, Member Woska-yes, Member Ryan-yes. Motion passed.

**P2016-09**

**Veolia Technical Solutions**

**125 Factory Lane**

**Memorialize Resolution**

**Block 131 Lot 2**

Member Anello made a motion to approve the Resolution granting major site plan approval with "C" variances, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-abstain, Member Woska-yes, Member Ryan-yes. Motion passed.

**6. New Business**

**P2017-01**

**Major Final Site Plan**

**Middlesex Residential Urban Renewal**

**220-242 Lincoln Blvd.**

**Block 349 Lots 6.02,8,10,10.01,10.02,10.03**

Chairperson Galida explained to the public of how the meeting works for questions and comments.

Mr. James Clarkin stated that he is the attorney for the applicant, Middlesex Residential Urban Renewal.

Mr. Clarkin stated that the applicant is before the Board for site plan approval for the applicant to construct a 5 Story mixed use apartment building adjacent to the Pathmark site on Lincoln Blvd.

Mr. Clarkin stated that the first floor is commercial and 2<sup>nd</sup> through 5<sup>th</sup> floors will consist of 212 residential apartment units.

Mr. Clarkin stated that there have been amendments to the Redevelopment Plan and this project meets the bulk zone requirements; such as front, side and rear yard setbacks, height, impervious coverage, and parking.

Mr. Clarkin stated that they will be discussing the parking in detail.

Mr. Clarkin stated that currently the site is an eyesore, it is underutilized, and this area was determined previously as in need of redevelopment.

Mr. Clarkin stated that approval of this project was the first step in order to obtain a new supermarket. Mr. Clarkin explained the reasons and stated without the redevelopment of this site getting a new food store was very slim.

Mr. Clarkin stated that there are at least 380 parking spaces and testimony will be given by the Parking and Traffic Engineer. He stated that this project meets the parking requirements as required in the Redevelopment Plan by using a shared parking agreement.

He stated there will be a shared parking arrangement with the "Pathmark Site" owner and shared parking works for this site because of different peak times for shopping.

Mr. Clarkin stated that there are 502 combined developable parking spaces with a largest parking demand of 422 parking spaces needed on a weekday and 474 parking spaces needed on a Saturday.

Mr. Clarkin stated that the parking requirements are determined by the Redevelopment Plan and also the plan allows for shared parking. He stated that there are concerns with parking at 150 Lincoln Blvd (the other site developed by the applicant) and those concerns will be addressed.

Mr. Clarkin stated that the applicant and professionals will explain how parking at this site will be handled.

Mr. Clarkin stated that this project meets all the 16 goals and objectives of the Borough Redevelopment Plan. He stated the developer will go above and beyond and will also meet the streetscaping goals for the Pathmark site.

Mr. Clarkin stated that there are deviations being requested. He stated that any deviations for this project are minor in nature and are architectural and landscaping. He also stated that Lincoln Blvd is controlled by Middlesex County.

Mr. Clarkin stated that the applicant has paid all sewer charges for all the lots and that he is the contract purchaser for these lots that will have the shared parking on. He has paid all the taxes except for Lot 10 which is the former Pathmark because the applicant is not purchasing it and does not own this site.

Mr. Clarkin stated that there will be five witnesses for the application: Redeveloper, Architect, Engineer, Traffic and Parking Engineer and then the Planner.

Ms. Kelly Carey duly swore in Mr. Massimo Pinelli.

Mr. Pinelli stated that he is the managing member of the entity, and the contract Redeveloper for the site and complies with all the state regulations.

Mr. Pinelli stated that he and the owner of the Pathmark building have a cross access parking agreement allowing him to use the parking.

The cross access parking agreement dated May 2016 was entered as Exhibit A1 2/22/17. The easement was recorded at the County.

Mr. Pinelli stated that he is in current negotiations with a food store for the site and an essential component of the negotiations is the residential use of the adjacent site and hope to have a tenant by the end of the year.



Mr. Pinelli stated there is a synergy between the food store and the residential component of the proposed building.

Mr. Pinelli stated it was important for the town and this project to have a supermarket.

Mr. Pinelli stated that he has been building for 18 years and listed previous building projects he has completed.

Mr. Pinelli stated that there would 502 parking spaces in total with the shared parking agreement with the Pathmark property, and was comfortable with the number of parking spaces.

Mr. Clarkin stated that he was going to bring up the subject of school age children. He stated that the Planning Board is not supposed to judge the application based on the impact to the school system but Mr. Pinelli wanted to approach the subject to elevate the concerns of the public.

The Board had no objections to the applicant addressing the subject.

The applicant stated that typically school age children come from the two bedroom units.

Mr. Pinelli stated that there would be 48 two bedroom units and only anticipated 3 school age children.

Mr. Pinelli stated this was just from his first hand experience and explained that from the 70 units rented from two buildings at the 150 Lincoln Blvd project there were 6 children at these apartments. He stated 2 of the 6 had already been enrolled previously in the school system.

Mr. Clarkin asked Mr. Pinelli to address the current parking at 150 Lincoln Blvd. He stated that all the parking is not completed at 150 Lincoln Blvd.

He stated that since the site is under construction there are spots being used by construction vehicles working at the site as the second phase of the project is being completed.

Two photographs showing 150 Lincoln Blvd with construction vehicles were entered as Exhibit A2 2/22/17 and A3 2/22/17.

Mr. Pinelli stated that this site would be a different set up and there would be more room to operate as well as the Pathmark parking lot.

Mr. Pinelli stated that with the parking easement agreement there would be more flexibility with the use of the Pathmark parking lot, so he will not have the same issues as 150 Lincoln Blvd.

Mr. Pinelli is willing to voluntarily install the streetscape requirements of the Redevelopment Plan on the Pathmark site and would agree to it as a condition of approval.

Mr. Pinelli explained the proposed building.

Mr. Pinelli stated that on the roof top of the proposed building there would be amenities to meet the demand of the residents such as tables, chairs, grills.

The roof top plan was entered as Exhibit A3 2/22/17.

Mr. Pinelli stated in the courtyard there would be seating and landscaping, 5500 sq. ft where residents of the building would be able to use a lounge, pool table, gym, screening room, jacuzzi, seating area.

He stated that the amenities would only be available to the tenants.

Mr. Clarkin asked Mr. Pinelli to describe the parking at the site.

Mr. Pinelli explained that there would be open parking underneath the building and also in the rear of the building.

Chairperson Galida asked the Board Members for questions to the applicant.

Member Sweeney questioned the parking under the building.

Mr. Pinelli stated that there are two areas of parking; underneath the building and the rear of the building for commercial vehicles.

Member Sweeney asked for clarifications on the site drawings.

Mr. Pinelli used the site plan drawing to explain the parking and the courtyards; grey (light areas on the plan are the Building) and dark grey (open area)

Mr. Pinelli stated that the architect would be able to explain better.

Member Woska questioned if the parking spaces would be assigned to the residents.

Mr. Pinelli explained that there will be a gate with card access; residents would be on a first come first serve basis.

Member Anello asked what was the number of required spots without the shared parking; he thought it was 1 and 1/2 per unit.

Mr. Pinelli differed this question to the traffic expert.

Chairperson Galida opened the meeting to the public for questions to the developer regarding testimony.

Rich Thomasey, 109 Green Ave, questioned the taxes paid and that the 150 Lincoln Blvd project has entered into a PILOT program with the Borough and questioned if he would be applying for the same PILOT for this project which was less money for the town than regular taxes

Ms. Carey explained that they do not have jurisdiction over the PILOT program, and that the Governing Body handles that for the Borough and that the question was out of the scope of the testimony.

Mr. Thomasey stated that he attended a meeting on December 27, 2016 where 305 parking spaces were talked about and now tonight he has heard 502 parking spaces. He questioned if that was due to the shared parking.

The applicant differed to the traffic expert.

Ms. Carey stated that was not at a Planning Board meeting and the question was out of the scope of testimony.

Mr. Thomasey questioned the date of the easement of May 6, 2016 because he had inquired about applications in November and was told there was nothing on file. He questioned why an easement had been prepared before an application.

Mr. Ricci explained that he did not have an application when he was asked and the Board does not know when they file an easement as it gets filed with the County.

Edward Masessa, 120 Greenlawn Ave, asked if there would be 5 retail spaces.

Mr. Pinelli stated that he did not know how many retail spaces there would be.

Mr. Masessa asked how many residential units there are.

Mr. Pinelli stated that there are 212 residential units.

Mr. Masessa asked if the parking provided was 2 cars per residential unit.

Mr. Pinelli stated that is not what parking requirement is.

Mr. Masessa questioned the parking, and also questioned if there would be sprinklers in the building and questioned if the fire equipment in the town would reach 5 stories.

Mr. Pinelli stated that there would be sprinklers.

Anthony Bennett, 565 Ashland Rd, questioned the BBQ on the roof and suggested the applicant speak to the Fire Department regarding that.

Mr. Pinelli stated that it was not definite yet on the BBQ for the proposed building

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Mr. Bennett asked "if the applicant was wrong in his calculations regarding the number of school age children where is the shortfall of taxes to support the schools coming from."

Mr. Pinelli stated that he based his forecast on the number of units that he has rented.

John Madden, 103 Rock Lane, does the cross easement have a specific number of spots to be used.

Mr. Pinelli stated that it does not have a specific amount in the easement.

Mr. Madden questioned the square footage of retail space and how is the number of parking spaces calculated.

Mr. Pinelli stated that the calculations are done by square footage.

Mr. Madden questioned if there was any comparable information on the Merida site (Bound Brook apartment building) and if he could provide it.

Mr. Pinelli stated he does not have that information on that building.

Craig Reichert, 106 Ashland, questioned if there would be guest parking.

Mr. Pinelli stated that there would be guest parking and differed it to the parking expert.

Mr. Reichert asked if the new tenant or owner would be able to back out of the parking agreement.

Mr. Pinelli stated that they have complete access to the site.

Mr. Clarkin stated that the agreement is binding for all future owners of the Pathmark property.

Bob Edwards, 243 Hazelwood Ave, asked if there were ever any picket lines placed at his previous construction projects.

Ms. Carey stated that the question was out of the scope of testimony.

Barbara Borkowski, 57 George Ave, asked about joint project if this building project goes through does the grocery store go through. She asked if the grocery store would be the same size as the Pathmark.

Mr. Pinelli stated that he is not in control of the Pathmark store, he has made an access agreement with the owner for parking and is in negotiations to get a new tenant for the site but one condition is the residential component.

Amy Flood, 351 Grant Ave and 209 Walnut St, asked why can't applicant provide the number of spaces needed on his own, why not change the plans to meet the needs of the residents.

Mr. Clarkin stated that the parking standard (number of spaces) has been determined by the Borough and its professionals. The applicant is giving the amount that is required.

Ms. Flood asked if the applicant could change the plan instead of hoping a business will come in without a guarantee.

Mr. Clarkin stated that the Borough has made the parking standard 1.5 per unit.

Lauri Smego, 311 Walnut St. how many parking spots for the supermarket, where is all the parking going to be for the retail. Ms. Smigo stated her complaints about the current parking issues at 150 Lincoln Blvd. Ms. Smigo asked where she can go to address her concerns with the PILOT program.

Ms. Carey stated that they have no jurisdiction over any financial issues. The Planning Board only deals with Land Use Ordinances.

Kathleen Fiala, 235 D St, questioned how they can stop the project and also had issues with taxes.

Ms. Carey explained that the Planning Board has no jurisdiction over financial issues, that once the Planning Board approves the project there will be many conditions; one of these conditions will be that the applicant will need to enter an agreement with the Redevelopment agency (Governing Body).

Ms. Carey explained that these meetings to determine the financial agreements are public meetings held by the Governing Body.

Ms. Carey explained that the Planning Board reviews land use provisions, architecture, storm water etc.

Jim DiSalvo, 413 Clinton Ave, stated that the residents do not want more residential they want more commercial. He wanted an estimate of future children from the project.

Emil Vogt, 37 Davis Ave, questioned the amount of one bedroom and two bedroom apartments.

Mr. Pinelli stated that there are 212 units, 48 are two bedroom units, and the remainder is one bedroom units.

Mr. Vogt questioned the screening process and the number of school age children from this project.

Mr. Clarkin stated that there are fire requirements that have to adhere to for occupancy.

Barbara Borkowski, 57 George Ave, questioned the amount of two bedroom apartments.

Mr. Pinelli stated that there are 48 two bedroom units, the remainders are one bedroom units, and some have dens.

Rich Thomasey, 109 Greene Ave, clarified that there would be 124 one bedroom units, 48 two bedroom units, 48 one bedroom units with a den.

Craig Reichert, 106 Ashland Rd, asked for the dimensions of the dens in the one bedroom units.

Mr. Pinelli deferred the question to the architect.

Ms. Carey duly swore in Richard Arzberger of Sonnenfeld and Trocchia Architects.

Mr. Arzberger stated his education and credentials.

The Board accepted Mr. Arzberger as an expert witness.

Mr. Arzberger entered Exhibit A4 2/22/17 a color rendering of the proposed building showing the front elevation from Lincoln Blvd.

Mr. Arzberger stated that the proposed building is 5 stories; the first floor being retail and four stories of residencies.

He described the proposed materials used on the outside of the building to be a precast concrete that resembles lime stone.

He described the courtyards between the buildings, the top of the building having a parapet (walls used to shield mechanical equipment).

Mr. Arzberger entered Exhibit A5 2/22/17 as brick samples.

Mr. Arzberger entered Exhibit A6 2/22/17 as cast stone samples that have the color limestone look.

Mr. Arzberger used sheet A1.0 of the floor plan sheet and described:

- small leasing area
- office,
- game room
- media room
- location of 4 elevators and 4 stairwells
- 212 units
- 48 (2 bedroom)
- 164 (1 bedroom units)
  - 100 (1 bedroom)
  - 64 (1 bedroom units have dens)

Mr. Arzberger used sheet A1.1 to show 3rd and 4th Floor plans

Mr. Arzberger used sheet A.2 to show the floor plan and roof top

Mr. Arzberger used sheet 2.0 to show all the elevations from left to right.

Mr. Arzberger used sheets 3.0 and 3.1 to show the units.

Mr. Arzberger stated the size of the dens as 10 x9, 10 x11, and 8 1/2 x 9 with no closet or windows to be used as office space.

Mr. Arzberger used sheet 3.1 to show the two bedroom units; having split master bedrooms and described the sizes of the bedrooms; 11 x 14, 12 x 14, 13 x 12, 12 x 16.

Mr. Arzberger stated that these units are targeted to be rented to roommates or parents with adult children.

Mr. Arzberger entered Exhibit A7 2/22/17 as a photo board showing the ground floors plan in color.

The Board started to review the Ricci Planning letter starting with the architectural comments.

The one bedroom units with dens were compared to units without dens. The dens have no closets, no windows and are not considered living spaces.

The size of the amenities was reviewed, the total area for amenities is 6,100 sq. consisting of a 300 sq ft leasing office, 1 or 2 small offices, conference room, and other uses are a club lounge, fitness room.

The board reviewed the cornice (the band) on the building, described using the cement panels.

Mr. Ricci asked about the depth of the cornice.

Mr. Arzberger stated that it was 3ft and was for decorative purposes.

The Board reviewed the glass, where 80% glass is required and 43 % is proposed on the building.

Mr. Arzberger stated a wider pier gives more flexibility to retail tenants, just aesthetics of the building.

Mr. Ricci asked about the maximum in each pods, would there be more than 3 tenants.

Mr. Arzberger stated there would be more than 3, and compared the 80% to a NY city window display.

Member Anello questioned the depth of the square feet of the retail units and access off of each courtyard stating that the applicant could have more glass.

Mr. Ricci stated that a condition could be added to the Resolution.

The Board discussed the deviation with the 3ft setback, where the doors will be going, and awnings over windows and doors.

The Board reviewed the signage; there will be no building mounted signage.

Member Anello stated that there should be room on the building for retail tenants to have space for signage.

Mr. Ricci stated that the letter heights should be uniform, which the Borough is looking for uniformity and with signage it reduces the area for glass.

Mr. Ricci referenced page 78 of the plan regarding signage.



The Board reviewed the parking underneath the building, signage will be added to advise residents of the height of the space, no delivery vehicles will be allowed under the building, and there will be a card system for the residential units.

Member Schueler questioned how moving in would work with the unloading.

Mr. Arzberger stated that there would be designated areas that are closer to where the elevators are for moving in.

Mr. Arzberger reviewed the roof top plan, there would be a 42 inch wall with gated access, located on the roof there would be the hvac systems, an area that will not be visible from the street for the 212 condenser units.

Mr. Arzberger stated that there would be no antennas, no balconies; they are not applying for "green standard". They will be using LED lighting, materials like the fiber cement board, having bike storage. They will not be applying because to get the label "green" it costs more administratively than if they just use the materials.

Chairperson Galida asked if the Board members have questions for the architect.

Member Anello questioned how far the awning comes out.

Mr. Arzberger stated that the maximum is 4ft.

Member Anello asked Mr. Arzberger to explain the den concept.

Mr. Arzberger explained that the one bedroom units with dens are for home office or hobby a small secondary space that gives privacy. They found that when renters have two bedrooms, they use the second bedroom as an office.

Member Anello questioned the den and the building requirements that are needed such as a window to be used as bedroom.

Member Woska stated that the den could be used as a second bedroom and that raises the number of two bedroom units.

Mr. Arzberger suggested adding a french glass door so there would not be privacy to deter this.

The Board discussed storage for the residential units.

Member Sweeney questioned the clearance in the garage area, would a garbage truck be able to fit.

Mr. Arzberger used sheet A 1.0 1st floor plan to show the refuse area, refuse shoot room, there would be private trash pickup, carts get pushed outside, and there would be no outside dumpster.

Member Sweeney questioned how the recycling would work.

Mr. Arzberger stated recycling could be handled two ways, by having multiple shoots or bins by the garbage area.

Member Woska questioned if recycling would be private.

The Board discussed the garbage shoots and odor control making sure refuse area was had controlled temperature and venting not to affect the first floor apartments.

The Board questioned what type of insulation would be used to block out noise from other apartments and the garage area.

Mr. Arzberger described the double wall system and the insulation usually blocks 50 decibels.

The Board questioned what type of system for the fire walls would be used.

Mr. Arzberger stated that they have not determined the sprinkler system yet and the Fire Marshall will review once a system has been chosen.

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

Robert Pollara, 811 Mountain Ave., questioned the height of the building from street level to parapet.

Mr. Arzberger stated that from grade to the top is 62 ft. and the edge of the parapet is about 8ft.

Mr. Pollara questioned the height due to fact that he is on the fire department and wants to make sure they can get close to the building.

Mr. Arzberger referred his question to the site engineer.

Mark Devine, 4 Rutgers Lane, questioned the life expectancy of the building materials going to be used on the outside of the building.

Mr. Arzberger explained the two colors of fiber cement panels to be used.

Mr. Ricci stated that these materials are above normal grade building materials.

Mr. Devine questioned if there would be mandatory revisions so not to have a dated look.

Mr. Ricci explained the inside of the apartments have granite counter tops and top notch interior finishes.

Mr. Pinelli explained the building materials and has a warranty on the exterior façade; the interior of the building has granite countertops, porcelain tile and hardwood floors, and the insulation for the noise control has a high absorption rate.

Mr. Devine questioned the five stories and why it did not need a variance.

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Mr. Ricci stated that no variance is needed as it permitted by the Redevelopment Plan.

Mr. Devine stated that residents could just get a mini blind for a French door and make a make a den into a bedroom.

Mr. Azberger stated that people have choices and for the amount of money for a rental apartment they could rent a house.

Mr. Devine stated his concerns with the amount of school age children.

Mr. Ricci stated that the Redevelopment Plan allows for 70% 1 bedroom units and 30% two bedroom units.

Mr. Ricci stated that the Borough would either get a percentage of the construction costs or income from the rental units.

Mr. Ricci and Chairperson Galida gave a brief history of the Redevelopment Plan and for 30 years the Borough has been trying to develop Lincoln Blvd.

Mr. Azberger stated that with the millenials; the apartment and what tenants want is changing they are more urban orientated and want amenities, it is a lifestyle change.

Member Anello stated that millenials don't want the upkeep of a house.

Barbara Borkowski, 57 George Ave asked about original redevelopment of the area and understood it to be more retail at one end.

Member Anello asked the developer if he would come and just build stores.

Mr. Pinelli stated that he would not because there is not enough traffic to support.

Member Anello referenced how many store are empty on Rt.22

Ms. Borkowski asked how close to the road would this project be located and stated her concerns that this project would negatively impact the area.

Mr. Pinelli stated this building would be the same distance from the road as 150 Lincoln Blvd.

Ms. Borkowski asked about utilities to the property.

Mr. Pinelli stated that the need to get permission from the utility companies, the wires will be in the back and underground but these issues will be addressed by the site engineer.

Ms. Borkowski asked about the noise from the 212 cooling units on the roof and asked about a decibel levels.

Mr. Pinelli stated that the building cuts the noise from the tracks and residents will not be able to hear the units, he will not be able to provide the decibel levels for entire units.

Jack Mikolajczyk, 701 Beechwood Ave. asked about the 48 two bedroom units and there will only be 4 kids, what fills these units if the developer is saying there will not be children.

Mr. Pinelli stated that at 150 Lincoln Blvd there are couples without children, or couples with adult parents, roommates that attend Rutgers University.

Mr. Mikolajczyk asked that without the shared parking the building could not be built with the Borough's codes. He also asked how long is the proposed building.

Mr. Pinelli stated that they are supplying the required number of parking spaces.

Mr. Azberger stated the length of the building is 470 ft. and the foundation is 8 1/2 ft. tall.

Peggy Munger, 4 Stafford Dr., Piscataway, NJ. She stated she was an EMT and had concerns with the height of the garage and emergency vehicles. She questioned the size of the elevator; as for the stretchers they use.

Mr. Azberger stated the elevators have to be code which fits a stretcher.

John Madden, 103 Rock Lane. questioned the 212 condensers and asked if they would be clustered.

Mr. Azberger stated the condenser units are placed closer to the residential units.

Mr. Madden asked why they wouldn't consider green building codes.

Mr. Azberger stated that they are following "green" codes but will not have the sticker and pay all the administrative fees associated with it.

Mr. Madden asked about building codes and affordable housing.

Mr. Clarkin stated that there are no COAH units in this project.

Amy Flood, 351 Grant Ave. questioned if the redevelopment plan requires 80% glass and by only using 43% glass would the structure be jeopardized or was it an aesthetic issue.

Ms. Azberger stated that it was only an aesthetic issue, the Board can disagree or agree and they will make appropriate changes.

Ms. Flood questioned the Redevelopment Plan since in 2005; 5 story structures were not in the plan and inquired if the plan changed for this developer.

Chairperson Galida gave a brief history of the Plan and the 3 sections of the Plans that were created.

Mayor DiMura stated the Governing Body asked the Planning Board to review Redevelopment Plan and the changes recommended by the Governing Body. He stated some of the goals were to reduce the residential foot print throughout the entire plan, not just have a residential apartment building, to require mixed use buildings with retail and residential units.

Ms. Flood questioned if the same materials will be used on the new building as were used at 150 Lincoln Blvd because she stated that there were areas on 150 Lincoln Blvd that were already an eyesore.

Mr. Azberger stated that the brick will be the same.

Ms. Flood stated her concerns about the fire department responding to emergencies with such a large building and reaching the top of the proposed building with the 42 inch barrier.

Mayor DiMura stated that emergency services will be able to respond appropriately.

Mr. Azberger stated that the 42 inch wall is required by code.

Rich Thomasey, 109 Green Ave, stated that he has a landscaping question.

The question will need to wait for the site engineer.

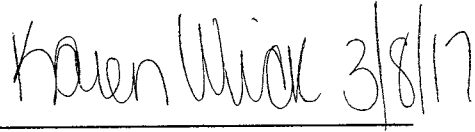
Chairperson Galida closed the public portion of the meeting.

The application was adjourned to the March 8, 2017 meeting.

There being no further business, Member Sweeney made a motion to adjourn the meeting at 11:12pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.



Secretary



Karen Wick, Board Clerk

**Middlesex Borough Planning Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**March 8, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, John Anello, Mayor DiMura, Paul Woska, and Frank Ryan(late).

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

**4. Approval of Minutes**

Mayor DiMura made a motion to approve the February 22, 2017 minutes, seconded by Member Green. Vote: All in favor. Motion passed.

**5. Old Business**

**Continuation**

**P2017-01**

**Middlesex Residential Urban Renewal**

**220-242 Lincoln Blvd.**

**Block 349 Lots 6.02, 8, 10,10.01, 10.02,10.03**

Chairperson Galida stated that since there was a video recorder present. He asked the resident to state his name. Mr. Rutkowski, 211 Maple St stated that he was videotaping the meeting. There were no objections from the Board, the applicant or the public.

The Board continued with the application.

At this time Member Ryan entered the meeting.

Mr. Clarkin stated that after the last meeting the applicant has changed the following for 220 Lincoln Blvd:

- the applicant was able to redesign the parking area between the Pathmark and the proposed redevelopment to increase the number of parking spaces by 27.
- that he confirmed with the Board of Education that the 150 Lincoln Blvd development has only 3 new students enrolled in the school system.
- the applicant will install French doors for the den.
- that the applicant will agree not to utilize gas grills on the roof.
- the size of the elevators will accommodate gurneys for emergency services.

Exhibit A8 2/22/17 was entered as the email from the Middlesex Board of Education regarding the student enrollment from 150 Lincoln Blvd.

Member Schueler questioned the details of the French doors.

Mr. Clarkin stated that at the next meeting the applicant will come back with the door details.

Chairperson Galida opened the meeting for questions regarding the statement from Mr. Clarkin.

Mr. Hanania, Lincoln Blvd , questioned the amount of apartments because at the last meeting 78 apartments was stated now there are 98 apartments. (In reference to: 150 Lincoln Blvd)

The applicant informed the Board that 20 more units were completed. (In reference to: 150 Lincoln Blvd)

Amy Flood, 351 Grant Ave. asked why the applicant was pointing out that there were 3 students already. (In reference to: 150 Lincoln Blvd)

Lauri Smigo, Walnut St. stated that there were residents with dogs, are there enough parking spaces with snow, who will pay for the salt on the road. (In reference to: 150 Lincoln Blvd)

Barbara Borkowski, George Ave, is the applicant available on Skype, what types of grills will be allowed since no gas grill. She questioned if there were to be charcoal or electric grills allowed and to have the applicant check with the Fire Marshall regarding this. (In reference to: 220 Lincoln Blvd)

There being no further public questions the Board continued with the application and the Engineer for the applicant started his testimony.

Keith Cahill of Bohler Engineering stated his education and credentials.

The Board accepted Mr. Cahill as an expert witness.



Exhibit A9 3/8/17 was entered as Aerial Exhibit, showing a colorized enlarged photograph of the site located at 220 Lincoln Blvd taken using Google Earth from 2015.

Mr. Cahill described 220 Lincoln Blvd using Exhibit A9:

- Lincoln Blvd runs east to west
- there is an electric substation to the west of proposed building
- Pathmark building is to the east of the proposed building
- Conrail railroad tracks are to the south of the proposed building
- The proposed building is located on Block 349 Lots, 6.02,8,10.01
- The site has 2.49 acres
- There is 540ft of frontage on the proposed building
- Lincoln Blvd is a County Road and the County has jurisdiction of this road
- Stated the R.O.W. requirements for Lincoln Blvd
- Currently the property has no storm water management plan
- The site is 65% impervious
- State the site will be re-graded and a storm water management plan will be created to control water flow

Exhibit A10 3/8/17 was entered as colorized sheet 3 of 25 of the site plan.

Mr. Cahill used Exhibit A10 to show the shade trees, benches and trash receptacles are in compliance with the Redevelopment Plan.

Exhibit A11 3/8/17 was entered as colorized streetscape exhibit of 150 Lincoln Blvd which was used to show the light poles and trees.

Exhibit A12 3/8/17 was entered as colorized sheet 5 of 25 showing a close up of the proposed building.

Mr. Cahill described the proposed building using Exhibit A12:

- As a 5 story mixed used retail/residential
- Described the parking on the site :
  - There will be 191 parking stalls on the site with 77 parking stalls under the building
  - There will be 311 parking stalls on the Pathmark site
  - The total number of parking stalls is 502

Mr. Cahill stated that the application complies with section 11.1 (Parking Standards) of the Redevelopment Plan.

Mr. Cahill stated that the parking requirement is 1.5 parking spaces per unit and there are 212 units.

Mr. Cahill stated that the retail parking requirement is 1 parking space for 300 sq.ft. and the rental office will have 1 parking space.

The Board calculated the parking:

- 212 residential units x 1.5 spaces =318 spaces
- 18,600 sq. ft divided by 300 sq. ft= 62 spaces
- parking space for rental office= 1 space

381 parking spaces

The Pathmark site was calculated:

60,000 sq.ft divided by 300 sq.ft= 200 parking spaces

There would be a total of 581 parking spaces and 502 parking spaces proposed so between the two sites there would be 79 parking stalls shared.

Mr. Cahill stated there would be 16% of parking spaces shared and the Redevelopment Plan allows for a greater amount to be shared.

Exhibit A13 3/8/17 was entered as a modification to the parking area between the Redevelopment zone and the Pathmark.

Mr. Cahill used sheet 1 of the site plan dated 3/7/2017 to compare the parking.

Mr. Cahill stated that they have increased the parking stall to pick up 27 parking stalls and reducing the shared parking to under 10%.

Mr. Cahill used A1.0 to show that there is significant parking and the template showing circulation and parking.

Mr. Cahill stated that snow would be pushed towards the back of the site to a landscaped area.

Mr. Cahill stated that 70% of the units will be 1 Bedrooms.

Mr. Cahill stated that this type of development is consistent along the railroad towns.

Mr. Cahill stated that the Redevelopment Plan has accounted for an impact to the schools.

Mr. Cahill described the utilities on the site:

- will be underground,
- there will be a 16 inch water main
- there will be a fire suppression system
- hydrants will be added along Lincoln Blvd
- there is a PSEG substation next to the site
- The site is 65% impervious

- Described how the water flows on the site and Lincoln Blvd and there is no water control
- There will be storm water plan with roof leaders and a detention basin
- Storm water will be controlled toward the railroad, not creating flooding as it will be controlled and filtered by 80%
- There will be LED light fixtures and shields provided.
- The light poles will be 16.6 ft tall (required is 16ft)

Mr. Ricci commented that the light pole was added to the Redevelopment Plan to have a specific standard (section 10.6 (2) (B) and the intent was not to have a deviation and the applicant has chosen the proper light fixture)

Exhibit A12 3/8/17 was entered as colorized site plan showing landscaping.

Mr. Cahill described the landscaping on the site:

- There will be 32 species of trees
- 640 trees on the site
- 3,357 plants on the site
- Along the rear of the property there will be a 6 ft Board on Board fence, with guardrail and landscaping

Mr. Cahill used Exhibit A4 (colorized rendering of the proposed building showing the front elevation from Lincoln Blvd).

Mr. Cahill stated that there are no windows looking at the Railroad and that the building is a buffer to the railroad.

Mr. Cahill stated that the hvac units on the tops of the building will be hidden by the parapets and these parapets angle the sound up.

Mr. Cahill explained there is a buffer strip on the southeast corner that is 3ft and not landscaped.

Mr. Cahill explained the parking is in the rear of building and not in the front of the building.

Mr. Cahill used Exhibit A10 3/8/17 (colorized sheet 3 of 25 of the site plan) to explain the parking area in front of Pathmark will require a deviation for the number of trees.

Mr. Cahill stated that the applicant is proposing 36 trees and the use of tree diamonds in the parking lot.

Mr. Cahill described the parking area, the grass area (3ft) and the 10ft sidewalk along with the applicant replanting landscaping along the right of way.

Mr. Cahill stated that since the mixed use building has smaller retail spaces, there will not be a loading dock because the smaller box trucks can use regular parking spaces.

Mr. Cahill also stated that Lincoln Blvd is a County Road and they can't reduce the speed to be 25mph.

Mr. Cahill also explained that they are asking for a deviation from parallel parking and bike path.

The Board started to review the Najarian Engineering letter dated 2/15/17:

- The applicant will comply with a current survey.
- Deferred to the planner's report on bulk variances
- Preliminary assessment notes have been added to the demolition plan
- Applicant addressed storm water report- flow tests will need to be done
- Applicant partially addressed storm water comment- the applicant is working with Conrail in regards to offset drainage- Mr. Bucco requested this be added as a condition.
- Applicant addressed increase in pipe size and calculations have been provided.
- Applicant will show the changes of storm water system- the roof leaders do connect to the basin
- Applicant will work with the Board Engineer to show the grade changes for the courtyard and will comply with the Board Engineer.
- Applicant addressed the groundwater elevation in the detention basin.
- The applicant's Engineer referred to the their Traffic Engineer Items# G(Traffic) & H(Parking) - the Board accepted that the applicant's Traffic Engineer would address these items.
- The applicant has added the sanitary sewer manholes to the plan
- The applicant will obtain a DEP permit and if application is approved it will be added as a condition of approval.
- The applicant satisfied the Borough by performing the requested flow test and a tv line inspection will need to be performed.
- The applicant will comply with the County request and 2 new hydrants will be installed along Lincoln Blvd.
- Lighting has been placed to meet the required lighting levels
- The applicant addressed the comment regarding the height of the light poles
- The applicant stated the lights will be shielded
- The Board Engineer is satisfied with the landscaping, the applicant will provide a 3 ft wide planter strip.
- The applicant will work with the Board Engineer to comply courtyard drainage
- The applicant has agreed that the slope of the sidewalk will not be over 2%
- The applicant will need to obtain a storm water permit and it will be a condition of approval
- The applicant will obtain approvals from outside agencies.
- Applicant stated that NJDOT will not be required

The Board started the review of Ricci Planning Report dated February 21, 2017.

- Mr. Ricci stated that the decision would need to be made by the Board if they would let the applicant build a fence or require the wall.
- Discussion of deliveries coordinated with Building manager- a drop off system for residential deliveries( Fedex, UPS and USPS)- Applicant will discuss in detail at next meeting.
- Streetscape discussion in front of Pathmark with low shrubs
- Discussion of tree standards
- Mr. Ricci questioned the types of retail- if there was a new retail tenant would they have the same hours of operation.
- Mr. Ricci questioned if there would be dedicated parking
- The applicant can comply with items 5a-5g in the Report
- The wall or fence decision by the Conrail train tracks will need to be decided by the Board, no bamboo is allowed.
- Irrigation for the landscaping has not been designed yet.
- No emergency generators are proposed
- Phase I report referenced will be addressed at the next meeting.- notes have been added to the Plan

The Board reviewed the County Fire Marshall's report dated February 3, 2017. The report requested one more fire hydrant on Lincoln Blvd.

The Police report will be addressed by the applicant's Traffic Engineer.

Mr. Cahill used Exhibit A12 to show that the parking spaces on the site property and the Pathmark property, there would be 191 parking spaces on the one property (at the rear of the property and within the covered parking area)

Member Anello questioned if the driveway to the site was on their property or the Pathmark property.

The Board was informed that the driveway is on the Pathmark property.

Mr. Cahill referenced the truck turning radius on sheet 25 of the site plan.

Mr. Cahill explained that there would be 311 parking spacing on the west, front and east sides of the Pathmark site.

Mr. Cahill stated that they don't need to share the 311 spaces, total spaces is 581 spaces and 79 spaces are shared ( can be accomplished on the west side of the Pathmark property)

Mr. Cahill stated that with the parking agreement the applicant can use as many spaces as he wants, he is not limited to a number or a location.

Mr. Cahill used Exhibit A13 (Parking Exhibit Sheet) to show the balance of the parking spaces will be on the west side.

Mr. Cahill stated that 381 parking spaces are required – 191 spaces on the property with the mixed use building so they need 190 spaces on the Pathmark lot

Mr. Cahill stated the in the Redevelopment Plan section 11.1 allows for shared parking.

Mr. Cahill stated the not all the tenants/residents are going to be there all at the same time.

Member Anello stated that at the Pathmark site there are 311 parking spaces and 200 are required so there would be 111 parking spaces to share.

Chairperson Galida referenced Somerville downtown where it is hard to find a parking space.

Mr. Cahill stated that the applicant is not proposing any restaurants (which typically parking is needed longer for)

Member Anello stated that he is not comfortable with the amount of spaces.

Mr. Cahill stated that the Redevelopment allows for 25% of parking to be shared and the plan the applicant is submitting complies because only 10% is shared.

Member Lowande asked if the applicant would build a four story building instead of five stories.

Member Schueler questioned the parking spaces using site plan sheet 3.

Member Woska asked how many parking spaces are on the west side of the property.

Chairperson Galida stated that the project is not balanced.

Mayor DiMura stated his concerns with how far residents will have to walk to get to the building.

Member Anello stated the he had a problem with the number of parking spaces being provided.

Member Ryan stated that he did a survey from the 150 Lincoln Blvd with only 2 building being completed out of the 4.

Member Ryan stated that there were 16 to 20 cars parking on B St and asked the tenants questions on different days.

Member Ryan stated that police gave tickets to the tenants parked on Walnut, Chestnut and Maple Streets during the snow storms.

Member Ryan stated the he was told that there were no extra spaces.

Member Schueler asked what was the standard used for parking at 150 Lincoln Blvd.

The parking calculation is the same for both projects- 1.5 parking spaces per residential unit.

Member Ryan stated that this new project is a more intense use and there needs to be a contingency plan for when it snows.

Member Ryan also stated that the auto shop nearby 150 Lincoln Blvd have been complaining that residents have been parking there.

The Board entered Member Ryan's survey as Exhibit B1 3/8/17. A copy will be provided to the applicant.

Member Anello questioned the 3 ft. dedicated for the County.

Mr. Cahill explained the there will be 33 1/2 ft from property line to the middle of the road and that the County is not interested in a bike path on Lincoln Blvd right now.

Member Anello questioned the water main and fire suppression.

Mr. Cahill stated that a flow test will be done and the fire suppression will be a wet system.

Member Schueler questioned the walk up to the building as the previous project has a walk up.

Mr. Cahill stated that there will be no walk up due to the retail component of the project.

Chairperson Galida asked about the pitch of the water in the parking lot.

Mr. Cahill explained how the drainage will work and the lot will also be restriped.

Chairperson Galida questioned behind the substation there is portion of land delineated.

Mr. Cahill stated that it could be used for snow storage.

Member Sweeney questioned the location of the handicapped parking spaces.

Mr. Cahill stated that there are four locations including the area in the covered parking, a gate card will be used to gain access for the covered parking area.

Mr. Cahill stated there will handicapped parking spaces on the east side of the building.

Member Sweeney questioned delivery vehicles and having delivery vehicles use regular parking spaces.

Mr. Cahill stated that handicapped spaces will be provided outside the building if the covered parking area is gated.

Member Sweeney questioned if there will be enough clearance for the covered parking area for moving trucks and the proximity to elevators.

Member Schueler questioned if there would be reserved times for tenants to move in.

Mr. Cahill stated that would be handled by the management of the property.

Member Woska questioned if there would be a concrete wall along the rear of the property.

Mr. Ricci was in favor of having a wall along the rear of the property.

Member Lowande stated that a board on board fence can detierate, a wall is sturdy.

Member Anello questioned the side yard setback for the property.

Mr. Cahill stated there is no side yard setback for the east and west side of the property,

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

Laura Thomasey, 109 Greene Ave, questioned if the applicant would consider building a smaller building, then parking problem would be solved and the questioned was not answered earlier

Mr. Cahill stated that he is not presenting that application.

Ms. Carey stated that was more of a statement then a question as a smaller building would require less parking.

Ms. Thomasey questioned why there were surveyors on the property.



Mr. Cahill did not know the answer to the question.

Ms. Thomasey stated that she was opposed to the apartments and questioned if animals would be allowed.

Mr. Cahill stated that animals would be allowed there, and there is a grassy area for them.

Ms. Thomasey stated that there is a parking issue at the 150 Lincoln Blvd apartments and had concerns about the new project. She also questioned where in the process this project was.

Ms. Carey explained the process the applicant has to go through to obtain approvals.

Rich Rutkowski, 211 Maple St. asked if he thought it was safe for a mother to walk with grocery bags to the apartment building from the parking lot.

Don Klein, 401 Melrose Ave, stated that the driveway is not on the property what buffer will there be, stated the other apartment were built to the property line, he stated that when he wanted to do an addition he needed a variance.

Joe DeScenza, 321 Salvatore Ave, stated the busiest times for a supermarket are Saturday and Sundays when most people are home and doesn't understand how the shared parking will work.

Nancy Purcell Holmes, 524 Melrose Ave, questioned the speed of which the application was getting approved, the delivery to the retail spaces.

Mr. Cahill stated that smaller retail facilities use smaller packages and don't require the use of bigger delivery trucks.

Ms. Holmes stated that there would 18,000 sq. ft. of retail space.

Mr. Cahill stated that the retail space would be divided into three pods and the largest could be 6,000 sq. ft.

Ms. Holmes had a question on the deviation of a speed reduction on Lincoln Blvd. and the right away.

Mr. Cahill explained the process and the County requirements.

Ms. Holmes referenced the Merida apartment building in Bound Brook, and parking across the street and asked if there could be parking across the street.

Mr. Cahill stated that the applicant has not asked him to draw any plans for parking across the street.

Grace Mende, 38 C St, stated that she was a newer resident and was excited about the Redevelopment Project, questioned the water runoff direction and where does the runoff go anywhere near the pond in Middlesex.

Mr. Cahill explained the drainage area is reducing the amount of water and filtering the water so it improves the water quality that will run into the Raritan River. He stated as more of the projects get completed on Lincoln Blvd they will also have to meet the storm water requirements.

Ms. Mende also questioned the parking and has seen other developments put above ground parking as well as street parking. She questioned if there was any restrictions from the town in regards to below/ above ground parking and are there challenges to doing this

Mr. Cahill explained that parking below the entire structure has its challenges with soil and also the cost is a factor.

Lauri Smego, Walnut St., questioned employee parking on the site that would be less customer parking. She also stated that Target has a sign that you can't park to use Patriots Stadium. She questioned if the supermarket could do that.

Mr. Cahill stated that the applicant has a parking easement for the entire site.

Ms. Smego stated that gated parking could be safer than public parking and gated parking will impact deliveries. She stated that delivery vehicles will want to park as close as possible to the building.

Nancy Purcell Holmes, 524 Melrose Ave, questioned the Borough's stressed sewer infrastructure with the new 212 unit apartment building.

Mr. Bucco stated that based on the information given by the licensed operator for the Borough, the sewer lines have the capacity for the new building. The applicant will have to TV lines and provide an as-built (to provide elevations at every man hole.)He stated that if the lines are not in good shape the applicant will have to repair the line at their own expense.

Don Klein, 401 Melrose Ave, stated that the water flows toward Ambrose Brook, then the lake and down to the waterfall.

Barbara Borkowski, 69 George Ave, questioned the County process and parallel parking on Lincoln Blvd.

Mr. Cahill explained that the County owns the road and reviews the applications, that the County owns the right of way and explained the process. He stated that there will be no parking on Lincoln Blvd.

Ms. Borkowski, 69 George Ave, questioned the number of handicapped parking spaces.

Mr. Cahill stated that the applicant will be compliant with ADA parking spaces.

Gene Hanania, Lincoln Blvd questioned the handicapped parking spaces.

Mr. Cahill stated if they need to relocate the ADA spaces, the spots will be compliant and only 2% of the parking needs to be ADA.

Amy Flood, 351 Grant Ave, questioned how the residents will be moving into the building with their moving van(s).

Mr. Cahill stated the applicant's building management will inform residents where to load and locate the parking spaces at the ends of the building for moving into the building. The residents will be able to park in proximity to elevators and schedule deliveries through the building management.

Ms. Flood also questioned how many trees are being planted and would the applicant be required to contribute to the tree replacement fund for trees being removed.

Mr. Cahill referenced sheet 10 of the site plan for Landscaping, there are 54 shade trees, 6 trees and 100 shrubs.

Ms. Flood questioned if the applicant would be required to contribute to the tree replacement fund, she referenced the tree removal ordinance (dpm of 4 inches or larger.)

The applicant will have the information at the next meeting.

Rich Rutkowski, 211 Maple St directed a question about the sewers on Lincoln Blvd to the Mayor.

Mr. Bucco stated that the applicant will have to TV the sewer lines and if there is anything that needs to be repaired or replaced with the sewers it will be at the Developer's expense.

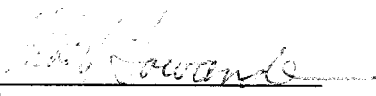
Barbara Borkowski, 69 George Ave, questioned if the telephone poles were to remain and if there would be plantings beneath them and the sidewalk to remain.

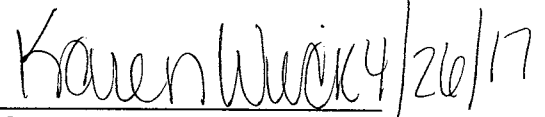
Mr. Cahill confirmed that the telephone poles would remain and there would be plantings at ground level.

There being no further public questions Chairperson Galida closed the public portion of the meeting.

The applicant will return to the Board on Wednesday April 12, 2017.

There being no further business Member Schueler made a motion to adjourn the meeting at 10:44pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
April 12, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

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

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

**4. Approval of Minutes**

Member Sweeney and Member Anello stated their corrections on the minutes. The minutes were tabled.

**5. Old Business**

**Continuation**

**P2017-01**

**Middlesex Residential Urban Renewal**

**220-242 Lincoln Blvd.**

**Block 349 Lots 6.02, 8, 10, 10.01, 10.02,10.03**

Chairperson Galida stated that the attorney for the applicant has asked for an adjournment to April 26, 2017. Chairperson Galida stated that Mr. Clarkin has emailed a letter stating that the applicant will be revising their plans.

Ms. Carey informed the Board and the public that there will be no discussion on this application this evening.

The Board accepted the request for adjournment to the April 26, 2017 meeting and the application will not have to re-notice.

**6. New Business**

**P2017-02**

**Minor Subdivision**

**Orlando Development Corp.**

603 Sheridan Ave

Block 284 Lot 29

Mr. John Sullivan stated that he is representing the applicant for the minor subdivision application.

Mr. Sullivan stated that the property 603 Sheridan Ave is located in the R60A zone, the existing house will be lot 29.01 and the new lot will be 29.02.

Mr. Sullivan stated that the lot will be conforming and no variances are being requested, there are waivers being requested.

Ms. Carey duly swore in Mr. Robert Gazzale of Fisk Associates.

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

The Board reviewed the site plan dated January 10, 2017 unrevised:

- 12,500 sq. ft.
- Located in the R60A zone
- Single Family Dwelling
- Site can be subdivided into 2 conforming lots
  - Existing lot would be 65 ft. wide and 6,500 sq. ft.
  - New lot would be 60ft. wide and 6,000 sq. ft.
  
- Lot 29.02 will conform with bulk requirements for the zone
- Described the proposed stormwater system on lot 29.02
- Stated where the water service connection will be

The Board reviewed Mr. Ricci's report dated March 10, 2017:

The applicant will install 3 trees in keeping with the ordinance of 2 per lot, and keep a Dogwood tree and Magnolia tree and add 3 other trees to the lot.

The Board discussed if these trees are yard trees or street trees that can be put in the right of way.

The applicant will file a tree removal permit and indicate the type of trees.

The Board reviewed the Najarian Engineering letter dated March 1, 2017.

Mr. Bucco stated that there is no need to have a lighting plan, floor plan since this is not a commercial application.

Mr. Bucco stated that he had no problems with granting the waivers requested.

Mr. Bucco questioned the water service connection and having to create an easement with the other lot.

Member Anello questioned the applicant about the service lateral connection.

Mr. Bucco recommended that the applicant installs the water service connection in the right of way and not create an easement.

The applicant agreed to have the water service connection go in the right of way.

Chairperson Galida questioned the lawn inlets on the plan for drainage.

Mr. Gazzale explained the lawn inlets and stated it depends on the grading of the site.

Mr. Gazzale stated that the applicant is asking for the waiver for the driveway to be 10ft wide instead of 12ft wide as it is an existing condition.

Member Anello questioned if the existing home is vacant.

Ms. Carey duly swore in Warren Orlando of Orlando Development Corp.

Mr. Orlando stated that his niece is buying the house.

The applicant can comply with the Najarian Engineering letter, the storm water runoff will not affect the neighbors due to the installation of the dry well and the only concern was the water service lateral.

Mr. Ricci stated that from a planning perspective the lot was conforming and there were no other issues.

Member Schueler questioned the number of trees to be removed.

The Board was informed that there would be a 6 diameter inch maple and 6 inch diameter cedar tree to be removed.

Member Woska clarified that no new sidewalks were to be installed.

Chairperson Galida opened the meeting to the public for questions.

Darlene Lilly, 600 Sheridan Ave, questioned what type of house would be built.

Mr. Orlando stated that a center hall colonial home with garage would be built.

Mr. Lily questioned where the proposed driveway would be located.

Mr. Orlando stated the driveway would be located on the left side.

Ms. Lily asked if there would be a fence.

Mr. Orlando stated that he was not sure if a fence would be installed.

Ms. Lily questioned how many bedrooms would the house have.

Mr. Orlando stated that it would be a four bedroom house.

Ms. Lilly questioned if there were any plans to renovate or expand the existing house to make it a two family dwelling.

Mr. Orlando stated that the existing house has already been renovated and was not going to be expanded.

Peter Anglade, 742 Voorhees Ave, asked if this would be a rental property.

Mr. Orlando stated that it would not be a rental property.

Ms. Verissimo, 758 Drake Ave questioned if her property would be affected by the removal of trees on this property. She stated her property is directly behind 603 Sheridan Ave. She questioned how far from the fence will the house be.

Mr. Orlando stated 10ft.

Ms. Verissimo questioned how will drainage affect her property.

She was informed that the drainage system will have a dry well which will prevent water going onto her property.

Darlene Lilly, 600 Sheridan Ave stated her concerns are with the type of house to be built, the trees being removed and drainage issues.

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

Chairperson Galida read the police memo regarding the parking space in front of the property.



Ms. Carey summarized the application, the Board granted the design waivers, allowed the 10ft wide driveway, allowed the waiver for sidewalks, and also requested the water connection be put in the right of way.

Member Lowande made a motion to approve the subdivision with the conditions stated by Ms. Carey and waivers requested, seconded by Member Ryan. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

## **7. Correspondence**

### **A.Langan Engineering DEP Notice**

No action was required by the Planning Board.

### **B.NewFields Wetlands Application**

No action was required by the Planning Board.

## **8. Board Comments**

Member Ryan questioned if the building in front of the Dollar General was for sale. The Board commented that in the Resolution from Dollar General the outside of the building was to be finished. Ms. Carey stated that the matter has already been referred to Ms. Palumbo, Zoning Officer.

Chairperson Galida opened the meeting to the public.

Rich Rutkowski, 211 Maple St. questioned if the revised plans can be looked at for 220 Lincoln Blvd.

The revised site plans can be viewed during business hours.

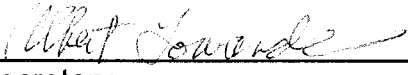
Amy Flood, 351 Grant Ave questioned the trees being removed by the Library.

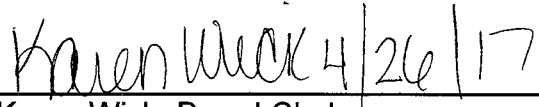
The Board referred her to the Greenbrook Flood Commission as it is a matter not handled by the Planning Board.

Rich Thomassey, 109 Greene Ave, stated that the PA system in the court room was not working. Mr.Thomassey had Redevelopment Plan questions.

Mr. Ricci answered the Redevelopment questions.

There being no further business Member Anello made a motion to adjourn the meeting at 8:45pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
May 10, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, John Anello, Mayor DiMura, Paul Woska, and Frank Ryan

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

**4. Approval of Minutes**

Member Anello made a motion to approve the April 26, 2017 meeting minutes as corrected on page 10, seconded by Member Schueler. Vote: All in favor. Motion passed.

**5. Old Business**

**P2017-01  
Middlesex Residential Urban Renewal  
220-242 Lincoln Blvd.  
Block 349 Lots 6.02, 8, 10, 10.01, 10.02, 10.03**

**Continuation**

Chairperson Galida announced that the meeting was videotaped by the public.

Rich Rutkowski, 211 Maple St. stated that he was videotaping the meeting.

Chairperson Galida opened the meeting to the public for comments.

Ms. Carey duly swore in Ms. Amy Flood.

Amy Flood, 351 Grant Ave.

- Stated that she lived at 209 Walnut from 2005 to July 2009
- Used charts to show the potential number of residents at the proposed apartment building (Entered as Exhibit P1 5/10/17)
- Stated that the traffic study did not consider the traffic on surrounding streets or the proposed supermarket (Entered as Exhibit P2 5/10/17)
- She was not in favor of the project, it will cause a logistical nightmare
- Concerns with the increase in traffic and pedestrians as:
  - that more accidents will occur
  - the parking on site and surrounding area issues
- How the applicant is satisfying tree requirements
- Stated that her opinion was the project would have a negative effect and was not the right project for Middlesex

Ms. Carey duly swore in Rich Rutkowski.

Rich Rutkowski, 211 Maple St.

- Asked if the Board was aware that the Pathmark building was in Receivership(*A court order whereby all the property subject to dispute in a legal action is placed under the dominion and control of an independent person known as a receiver*)
- Stated his concerns with the parking, affordable housing units, issues with the “dens”, unloading/loading zones
- Questioned the parking agreement that was signed on May 6, 2016 as Spencer Savings Bank now manages the property. and provide the Planning Board with the documents that were filed in superior court on June 24, 2016 (Exhibit P3 5/10/17)
- Stated that his opinion was the project was too much too soon, that Middlesex is a good town and the project will change the town and asked the Planning Board to reject the plan

Ms. Carey duly swore in Ms. Lauri Smego.

Lauri Smego, 311 Walnut St.

- Stated her concerns with the traffic in the area surrounding the project, the amount of cars that 150 Lincoln Blvd has generated and created problems for the surrounding area
- Stated her concerns with the dens being used as a bedroom, concerns with the amount of school age children being increased, residents are “hanging out” at 150 Lincoln Blvd.

Ms. Carey duly swore in Terri Ascolese.

Terri Ascolese, 423 Union Ave.

- Stated that she owns a business at 275 Lincoln Blvd- Dynamic Protection System
- Stated that her opinion is in favor of the project, to take down the current building and build the apartment complex
- Stated that the parking meets the Borough Ordinance and asked the Planning Board to support the project.

Ms. Carey duly swore in Mr. Rich Thomasey.

Rich Thomasey, 109 Greene Ave.

- He read letter that he sent to the Planning Board dated 4/23/17 (Board Clerk distributed the letters to the Planning Board Members)
- Stated that parking remains a problem
- Asked for the plan to be presented to an ethics committee
- Asked for the Planning Board to reject the applicant's proposal

Ms. Carey duly swore in Jim Di Salvo.

Jim Di Salvo, 413 Clinton Ave.

- Asked the Planning Board for the public to vote on the project
- Asked the public audience by show of hands to see who was not in favor of project (Majority of audience raised hands)

Ms. Carey duly swore in Ms. Mbaekwe

Ms. Mbaekwe, 714 Pershing Ave.

- Stated that she had moved to Middlesex after living in Germany.
- Stated that the neighborhood has changed, there are more foreclosures and we should take care of what we already have first.
- Does agree that the town needs a grocery store
- Stated her concerns of having this project impact the school system

Ms. Carey duly swore in Mel Clark.

Mel Clark, 18 Wilson St.

- Stated that he attended the school board meeting regarding adding onto an elementary school and removing Parker School.
- Stated the cost per pupil

Ms. Carey duly swore in Cheryl Grinnell-Tarbous.

Cheryl Tarbous, 10 Judson Dr.

- Stated that Middlesex is a hidden treasure with good schools
- Stated she was opposed to the project
- Had concerns with traffic
- Stated developers will not have to contribute and will get a tax credit
- Asked the Board to remember what a great town this is, something needs to be done on Lincoln Blvd, this project is “insane”

Ms. Carey duly swore in Bob Edwards.

Bob Edwards, 243 Hazelwood Ave.

- Stated that he had a list of 11 towns that have had apartment fires, and that builders are known to only build to the minimum of code.

Ms. Carey duly swore in Michael Vacca.

Michael Vacca

- Stated that he grew up in Middlesex and left because “nothing ever happens in Middlesex”
- Stated he returned to raise his family because “nothing ever happens in Middlesex”
- Stated he did not want overpopulation to destroy Middlesex
- Stated that there was no transparency

Ms. Carey duly swore in Peter Wozniak.

Peter Wozniak, 1200 Sheridan Ave.

- Asked if any apartments would be 55 and older apartment as he recounted going to a meeting that there would these types of apartments
  - Mr. Ricci stated that there was never 55 an older apartment building proposed in the Redevelopment Plan

Ms. Carey duly swore in Louis Geble.

Louis Geble, 345 Hazelwood Ave.

- Stated that there has been an increase in traffic since the 150 Lincoln Blvd apartments have been constructed

Ms. Carey duly swore in Gene Hanania.

Gene Hanania, 353 Lincoln Blvd.

- Stated that he agrees with everyone in the audience except Terri Ascolese
- Stated the property would be better used for the school board offices
- What do you do with the dogs when all the snow gets piled in the dog run area?
- Stated that the previous project at 150 Lincoln Blvd got approved in one meeting and this project has taken several meetings so maybe that is an indication there is a problem with the application

Ms. Carey duly swore in John McGuire.

John McGuire, 401 Ashland Ave.

- Stated his concerns with parking
- Cited that the developer has yet to sponsor a park or a little league team in the Borough as the developer doesn't live here and is not invested in the town.

Ms. Carey duly swore in Lauri Smego.

Lauri Smego, 311 Walnut St.

- Questioned the Planning Board Members on their addresses
- Stated the developer doesn't live in town

Ms. Carey duly swore in Andy Gonda.

Andy Gonda, 349 Drake Ave.

- Stated his concerns with traffic
- Stated his concerns with having 3 major apartment complexes within a mile and ½ on the same stretch of road (Merida in Bound Brook, 150 Lincoln Blvd and then 220 Lincoln Blvd site)

Ms. Carey duly swore in Jennifer Morge.

Jennifer Morge, 238 B St.

- Stated her concerns with the amount of cars and traffic going through the surrounding streets such as Ashland Rd.
- Stated when it rains and streets are closed, you can't get anywhere

Ms. Carey duly swore in Evan Walter

Evan Walter, 837 W. Second St.

- Questioned that the numbers given by the developer's experts are quantitative and numbers are not balanced.
- Stated his concerns on the quality of life, small town values, traffic on local neighborhoods
- Stated that other towns like Dunellen, Green Brook and Piscataway are considering projects like this.
- Questioned how many cars can the infrastructure handle
- Asked the Board to reconsider voting for this project, not beneficial

Ms. Carey duly swore in Cheryl Grinnell Tarbous.

Cheryl Tarbous, 10 Judson Dr.

- Questioned the parking decals for the Ashland Section of the Borough
  - Ms. Carey stated her question is for the Governing Body
- Stated that Middlesex was a hidden treasure

Ms. Carey duly swore in Rich Rutkowski.

Rich Rutkowski, 211 Maple St.

- Questioned if the Planning Board wanted the documents that were filed in superior court on June 24, 2016 (Exhibit P3 5/10/17)

Ms. Carey duly swore in Lucy Coburn.

Lucy Coburn, 320 Walnut St.

- Stated that residents from 150 Lincoln Blvd have left dog messes on her lawn and she pays for lawn care
- Felt that it was unfair that traffic is miserable on that section of town
- Asked the Board Members to pay attention to the residents in town

9:08 pm Member Green left the meeting (due to non- eligibility to vote as he was not at the last meeting)

Ms. Carey duly swore in Ann Marie Kleiber

Ann Marie Kleiber, 116 Chestnut St.

- Stated that the roads can't handle the traffic in the area



- Stated that Chestnut St. becomes a raceway and there are more cars parked on the streets due to 150 Lincoln Blvd.

Ms. Carey duly swore in Ms. Darlene Lilly.

Darlene Lilly, 800 Sheridan Ave.

- Stated doesn't live in town anymore but still owns a home
- Stated doesn't like the overdevelopment of Middlesex
- Stated that on social media people can't wait to get out of town
- Asked the Planning Board not to rush

Ms. Carey duly swore in Fred Szeles.

Fred Szeles, 110 So. Woodland Ave.

- Asked if the Planning Board was the only entity that decided on this application
- Compare the Borough to Bayonne parking
- Stated the garbage trucks and/or, fire trucks won't be able to get around the streets due to the congestion

Ms. Mbaekwe, 714 Pershing Ave.

- Asked about the process for this application
  - Ms. Carey stated that there had been multiple meetings on this application and the vote will happen this evening
- Stated that the properties near her are rentals and 20 renters becomes 200 renters which changes the culture of Middlesex

Ann Marie Kleiber, 116 Chestnut St.

- Stated that cars from 150 Lincoln Blvd park on B St and C St and only one car can get through at a time
- Asked the Planning Board to "Keep Mayberry, Mayberry"

Ms. Carey duly swore in Ms. Nancy Amato.

Nancy Amato, 237 Hazelwood Ave.

- Stated that she has lived in Middlesex for 51 years
- Stated that she can't believe that the Planning Board would vote yes for this project

Lauri Smego, 311 Walnut St.

- Commented "Will the Board Members be able to sleep tonight?" and "No way for Mayor to get elected"

Ms. Carey duly swore in George Rice.

George Rice, 311 Melrose Ave.

- Stated he has seen development in the town where he used to hunt
- Commented on the population enlargement of Middlesex
- Commented on the impact of traffic on residents
- Stated the needs of the town are not being met

Ms. Carey duly swore in Holly Smyth.

Holly Smyth, 133 Grant Ave.

- Stated that the traffic intersection of Rt.28 and Raritan Ave people are racing through the light and just a matter of time before someone get seriously hurt/killed
- Stated that there is too many people in town, don't need the project and residents don't want the project

Ms. Carey duly swore in Laura Thomasey.

Laura Thomasey, 109 Greene Ave.

- Stated that she was opposed to the project
- Asked what happens with yes or no vote for the project
- Ms. Carey explained the process if it was a yes or no vote, with a yes vote the Governing Body would have to do a Redevelopment Agreement
- Asked if any of the Planning Board Members lived in the Ashland section of Middlesex

Member Ryan stated that he lives in the section of town.

Cheryl Tarbous, 10 Judson Dr.

- Stated she didn't know what the residents are getting from the project
- She encouraged members of the public to get up and speak
- Stated that Gramercy Garden apartment have been used for 2 adults and 2 children in the den
- Questioned where cars will be moved to when it snows
- Stated that she doesn't want to have a parking sticker to park on the street
- Stated that she doesn't want the project to be approved

There being no more public, a recess was called at 9:35 pm.

Upon return from recess at 9:45, roll call was taken with the following members present: Member Lowande, Chairperson Galida, Member Schueler, Member Sweeney, Member Anello, Mayor DiMura, Member Woska and Member Ryan.

Mr. Clarkin addressed the wall vs. fence issue. He stated that applicant is proposing a fence with a curb guide and 3ft plant bed.

Mr. Ciliberto stated that a concrete wall is more permanent and looking at from Engineer safety standpoint.

Mr. Clarkin stated that the applicant is proposing a natural wood tone fence.

Mayor DiMura stated that he would be in favor of a wall and having it extend to the Pathmark building.

Mr. Clarkin stated that the applicant does not have the ability to put a fence or wall on Pathmark property.

The Board stated that the applicant has offered to mill and pave all areas of the Pathmark site.

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

Mr. Clarkin summarized the application:

- The applicant needs no variance
- The density that is proposed is permitted
- The application conforms with the parking standard, the applicant has made changes to the site plan and reconfigured the parking area
- The applicant reduced the scope of deviations
- The application meets the goals and objectives of the Redevelopment Plan
- He explained the deviations in the site plan
- He stated the traffic can't be a basis to deny an application and cited the Dunkin Donuts case law

Ms. Carey asked the Planning Board to state their reasons for or against the application.

Mayor DiMura stated that the Governing Body has adopted the Redevelopment Plan, the way the application is now it conforms to the Plan and is voting in favor of the application.

Member Ryan asked who the owner of the Pathmark is and questioned the easement agreement and the court order from June 2016. He questioned if the bank would have a say in what goes on with the property.

Ms. Carey stated if the applicant can't meet the conditions they will need to return to the Board. The applicant will have to get permission from the proper entity regarding changes to site.

Member Woska stated that if the Planning Board denied the application the applicant would take them to court. The application is conforming to the Plan and would take a property that is in blight and develop it.

Member Lowande thanked the public for coming to the meeting. He stated that the property needs development but considers the site not big enough for the proposed project.

Member Sweeney stated that the applicant did a good job explaining the project. The applicant has made changes to the project. He had his concerns with the traffic in the area.

Mr. Clarkin cited the Dunkin Donut case, that a Board can't deny an application because of traffic. Ms. Carey agreed with this statement.

Member Schueler stated that after several years changes are coming to Lincoln Blvd to revitalize Lincoln Blvd. He stated that change is hard.

Member Anello stated he appreciated the public attending the meetings. The project complies with the Redevelopment Plan. The Planning Board is bound by the Redevelopment Plan.

Chairperson Galida thanked the public for coming out to the meetings. He stated that he felt the parking was not compliant and was not in agreement with the parking.

The Board professionals had no further comment.

Member Sweeney made a motion to approve the site plan subject to the conditions, with deviations and 2 waivers, seconded by Member Schueler. Vote: Member Lowande-no, Chairperson Galida- no, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-no. Motion passed.

Member Anello made a motion to approve the Resolution with conditions, deviations and waivers, seconded by Member Schueler. Vote: Member Schueler-yes, Member

Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes. Motion passed.

## 6. Correspondence

### A. E4 Sciences Letter

No action required by the Board.

### B. FEA Letter

No action required by the Board.

Chairperson Galida reminded Board Members to fill out their Financial Disclosure Statements if they have not done so yet.

Chairperson Galida opened the meeting to the public.

Rich Thomasey, 109 Greene Ave.

- Asked why the Mayor was allowed to vote
- The Board stated that the Mayor is a member of the Planning Board and can vote on applications

There being no further business Member Lowande made a motion to adjourn the meeting at 10:48pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.



Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
June 14, 2017**

**1. Call to Order**

Vice Chairperson Anello called the meeting to order at 7:34 p.m.

**2. Open Public Meeting Act Statement**

Vice Chairperson Anello read the Open Public Meeting Act Statement.

**3. Roll Call**

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

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

**4. Approval of Minutes**

Member Lowande made a motion to approve the May 10, 2017 meeting minutes, seconded by Member Woska. Vote: Member Lowande- yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-abstain, Member Woska-yes. Motion passed.

**5. New Business**

**P2017-03**

**Major Preliminary and Final Site Plan**

**AHA Holding Group LLC**

**201 Wilton Ave**

**Block 270 Lots 1,3 ,5.01,9**

**Block 271 Lots 1.01,3 ,5,7, 9.01,16**

Mr. Patrick Deegan stated that he is representing the applicant AHA Holdings with the application to demolish the current structure and build a new structure.

Ms. Carey asked the Board and applicant to review the checklist items for completeness.

The Board discussed the waiver for floor plans for existing building.

Mr. Bucco had no objections to the waiver as the current building is to be demolished.

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

Ms. Carey duly swore in Mr. Andrew Altobelli, Managing Member of AHA Holdings.

Mr. Altobelli stated that AHA Holdings stripes and make signs for parking lots and roads.

Mr. Altobelli explained the operations of the business:

- The entire business will be on the site
- 24hr business
- The business operates for 9 months typically March to December
- During the peak months there will be 102 employees
- There are 12 to 15 full time employees
- There will be no more than 50 employees at a time
- There will no customers at the site- no retail purchases
- At most 2 engineers/contractors would stop by
- There would be 70 trucks at the site with no more than 40 at a time
- He explained how deliveries would be handled.

Member Woska asked what was the height of the tallest truck.

The Board was informed that typically a truck is 12' 6" and there is nothing over 15ft.

Mr. Altobelli stated that the company does not work in the winter and that any lane closure equipment would be returned to the rental company.

Mr. Altobelli stated there would be a maximum of 50 trucks parked in the yard and they are not parked inside the building.

Mr. Altobelli explained the thermal plastic powder used for painting the roads.

Member Schueler confirmed the number of employees with the applicant.

Mr. Altobelli explained that there are 2 shifts, 12 office staffs and explained the morning and evening start and end times. They will not run out of parking spaces.

Member Lowande asked about the paint used for the signs and roads.

Mr. Altobelli explained that the paint is contained; they do not open it on site.

Member Lowande asked if there were any special permits needed.

Mr. Altobelli stated that the products used today are much more environmentally friendly.

Mr. Altobelli stated that his company would be moving from Bound Brook to Middlesex.

Mr. Altobelli stated that there will be a 3,000 gal fuel tank on the site for the company vehicles to refuel.

Vice Chairperson Anello opened the meeting to the public for questions, there being no public questions for Mr. Altobelli the Board continued with the application.

Ms. Carey duly swore in Mr. John Manilio, the Applicant's Engineer.

Mr. Manilio stated his education and credentials.

The Board accepted Mr. Manilio as an expert witness.

Exhibit A1 6/14/17 was entered as colorized aerial exhibit with the subject property highlighted in yellow.

Mr. Manilio used Exhibit A1 to describe the property:

- Located in the IND zones
- 2.29 acres
- Surrounded by industrial properties on the North and West Sides
- Residential property located across the street on the East side
- There is a paper street (Pershing Ave) on the west side, which applicant is asking for ½
- There is an existing building on the site, gravel, paving, shed and chain link fence that is in disrepair

Exhibit A2 6/14/17 was entered as a colorized site plan rendering.

Mr. Manilio used Exhibit A2 to show the site:

- There will be a 2 story L shaped building
- The building will be 18,204 sq. ft.
- The office will be 6,000 sq. ft.
- The sign area will be 800/900 sq. ft.
- There will be bays were the vehicles are repaired and cleaned
- Located on the south side of the property there will be 65 parking spots
- 3 parking spaces will be 10x 19
- The north side of the site will have the truck parking area for up to 58 oversized vehicles
- The parking stalls on the north side of the property will be 35 x 12



- The west side of the property has outdoor covered storage bins- 8 bins are 16 x 20, 1 bin is 24 x10
- There will be a 3,000 gal fuel tank located near the main entrance for employees to fuel the company vehicles
- The applicant will comply with state regulations and fire sub code for tank installation
- There will be a staging area by the bins for forklift to put pallets on the trucks
- There will be a solid 8ft vinyl fence located along Wilton Ave
- The applicant is seeking a variance for the height of the fence
- Along Pershing Ave the fence will be 6ft.
- Behind the 2 story building there will be 12 x 24 pad for a refuse area
- The applicant will comply with storm water regulations
- There will be site lighting with LED lights
- There will be pole mounted lights that will keep the light directed toward the building
- The applicant is seeking relief from the 1ft candle requirement due to one area in the driveway (which is closer to residential area) has less lighting
- There will be landscaping in front of the building with street trees

Exhibit A3 was entered as a color rendition of what the proposed building will look like.

Mr. Manilio used Exhibit A3 to describe the building:

- The building will have corrugated metal panels and glass
- There will be a yellow sign that says Straight Edge Striping with a yellow stripe underneath –dimension 25ft x 4ft
- There will be Signs and Safety Devices sign with black letters-dimensions 18ft x 2ft.
- The applicant will comply with sign ordinance
- There will be a monument sign 5ft x 10ft

The applicant is seeking variances for the 8ft solid fence, the driveway with (35ft for trucks), and minimum light standards.

Exhibit A4 was entered as the Circulation Exhibit.

Mr. Manilio used the circulation exhibit to show tractor trailer deliveries; there will be no loading dock.

Mr. Manilio stated the bottom drawing shows the fire truck turning radius.

Vice Chairperson Anello read the Fire Marshal report into the record.

Mr. Manilio stated that a 45ft fire truck or 53ft tractor trailer would be able to circulate on the site.

Member Schueler questioned that since the 3,000gal. fuel tank is next to the water retention system is there a system to prevent spills from the fuel tank into the detention basin.

Mr. Manilio stated that the tank is a double wall tank and is subject to annual inspections.

Mr. Bucco stated that a double walled tank is subject to bi-annual inspections, and a curb should be installed. The reporting and inspections should indicate if there is ever a leak or problem.

Member Anello questioned if the seven dots on the plans were bollards, and verified that a pump was located next to the tank.

Member Sweeney stated that a secondary containment system should be installed.

Mr. Bucco suggested as a condition of approval that the applicant adds a 6 to 8 inch curb around the tank area.

Member Woska asked what type of fuel would be in the tank.

The Board was informed that it would be diesel fuel.

Member Lowande inquired about having an alarm on the outside of the tank.

Mr. Bucco and Member Anello stated that having an alarm on the tank is a DEP requirement.

Mr. Bucco will review the type of tank to be installed and the applicant's Engineer will work with the town to make sure they are completely compliant.

Member Schueler questioned the type of material used to paint, if it was hazardous.

The Board was informed that it is a water based material.

The Board started to review the Najarian Engineering report dated June 6, 2017.

- 1a and 1b - general statement and completeness review
- 2a- the applicant is seeking a variance for the driveway width
- 2b- the applicant is seeking a variance for the lighting
- 2c- the applicant is seeking a variance for having a solid fence in the front yard
- 3a- the applicant is seeking a variance for the height of the fence (8ft)
- 3b- the applicant provided testimony regarding the parking stalls
- D1- the applicant will comply with the signature box
- D2- the applicant testified regarding the refuse area

- D3- the applicant testified there will be a roll off container
- D4- the applicant addressed materials to be used
- D5- the applicant will have once a week garbage and recycling pick up

The applicant will add a solid fence to block the view of the garbage area.

The Board discussed the fencing around the property.

- D6- the applicant testified to the use of the storage bins on the property
- D7- the applicant testified to the containment area
- D8- architectural plans were addressed in testimony
- D9- storage bays were addressed in testimony
- D10- truck turning was addressed in testimony
- D11- storage bays were addressed in testimony
- D12- site circulation was addressed in testimony
- D14- the applicant will comply with grading on the site
- D17- the applicant testified regarding hours of operation
- D18- the applicant testified regarding employees
- D19- the applicant testified regarding employee parking
- D20- the applicant stated that fuel deliveries will be every other week and during normal business hours, any materials will be delivered during the day.
- D21- service bays- similar to a car dealership
- D22- the applicant has addressed signage
- D23- the applicant has addressed signage
- D24- the applicant has addressed pavement
- D25- the applicant has addressed concrete fuel mat
- D26- the applicant has addressed construction details for curb
- D27- the applicant has addressed adding a note for utilities
- D28- the applicant has addressed utilities capacities
- D29- the applicant will provide the flow test on the hydrant to the Planning Board Engineer
- The applicant will provide more trees along Wilton Ave, (southerly and westerly sides of property)
- The applicant's Engineer will work with the Planning Board Engineer and Borough Engineer regarding the landscaping
- The applicant agreed to slats in the fence
- The lighting plan complies except for one area, no safety issues

Member Schueler verified that there are no other sidewalks in the area, asked if the light shields could be turned so the neighbors will not be affected.

The applicant will install low bollard lighting for the trucks, the neighbors will not be affected.

The applicant will comply with storm water management, and will provide calculations to the Planning Board Engineer.

The applicant will provide 3 ADA parking spaces and will provide the Planning Board in writing from the DCA that 3 are acceptable, otherwise they will provide 6 ADA parking spaces.

The applicant will provide to the Planning Board Engineer traffic calculations.

The applicant will be consolidating the lots the Planning Board will review the deed.

As a condition of approval with the request for 1/2 of the paper street, the applicant will put a request in with the Governing Body.

Mr. Ricci summarized his report highlighting a few areas:

- If the Board does not require the curb and sidewalks the money could be put into more landscaping for the property
- Asked for trees that hold their leaves longer, an example would be a Pin Oak
- Asked for additional ornamental grasses

The applicant agreed with Mr. Ricci and would comply with his landscaping requests.

Mr. Ricci wanted to confirm the colors and materials to be used on the building as to make sure the building will look like what is proposed in Exhibit A3 6/14/17.

The applicant stated that the building will have white and grey stucco. There will be black trim. There will be corrugated metal on the front of the building. The letters for Straight Edge Striping will be a shiny metal (yellow). There will be a metal accent stripe on the building which will also be yellow.

The details will be added to the site plan.

Mr. Ricci asked if the lighting will be on all night or will there be a timer used and possibly dim the light.

The applicant will have the lights stay on all night and dim a percentage of the lights.

As a condition of approval the applicant will dim a percentage of the lights.

Member Anello questioned the applicant on why they wanted the 8ft fence instead of a 6ft fence.

The applicant stated that they felt it was more of a buffer from the trucks.

Member Anello questioned how tall are the company trucks.

The applicant stated that the tallest company truck is 12ft 6 inches.

Member Schueler confirmed that the building has two floors.

The applicant stated that on the second floor the office would be located and it is only a partial due to the service bays (similar to a car dealership).

Member Anello questioned the details of the monument sign.

The Board reviewed the details on page 6 of the site plan, the sign will be 10ft x5ft and have a flood light, the sign will be perpendicular to the curb.

Member Sweeney was not in favor of the fence separating the employee parking area from the rest of the site.

The Board and the applicant reviewed the site circulation.

Member Green questioned if customers would be going to pick up their signs at the location.

The applicant stated that customers do not pick up their signs, they deliver the signs to the customers.

Mr. Ricci confirmed that the cornice would be a light grey.

Mr. Bucco requested that Exhibit A4 (Circulation Exhibit) become part of the final site plan.

Vice Chairperson Anello opened the meeting to the public, there being no public questions he closed the public portion, the Board continued with the application.

Member Schueler stated that this business would be a nice improvement to the area, did have concerns about traffic.

The applicant stated that there are two shifts and that the 1st shift is 7am to 4pm and the 2nd shift is 8pm to 4am. The employees do not come back at the same time due to the location and length of the jobs.

Member Green asked if there would be an odor from the paint.

The applicant stated that there would not be an odor.

Vice Chairperson Anello had questions regarding the comments from the Middlesex County Fire Marshal. Mr. Bucco will reach out to Mr. Rinker regarding the comments as the current building is to be demolished and the new building will have to comply with all codes.

Vice Chairperson Anello read the police letter into the record.

Vice Chairperson Anello commented that there was no detriment to the area with approving the application.

Member Lowande agreed that it would be a big improvement to the area.

The applicant stated that he is very proud of his business and will be on site every day.

Ms. Carey stated that with the Middlesex County approval there is a storm water condition.

Member Lowande made a motion to approve the site plan with waivers, variances and conditions, seconded by Member Schueler. Vote: Member Lowande-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Vice Chairperson Anello-yes, Member Tackach-yes, Member Woska-yes. Motion passed.

## **6. Correspondence**

### **A. Police Department Memo 125 South Ave**

This is a compliance memo from the application. No action is required by the Board.

### **B. River Road NJ DEP Permit**

No action is required by the Board.

### **C. Green Brook Land Use Board Resolution**

No action is required by the Board.

## **7. Board Comments**

### **A. Discussion of Lincoln Blvd. Redevelopment Plan**

The Board discussed items such as amending the parking standard to 1.9 or 2 instead of the current 1.5 per unit.

Vice Chairperson Anello stated that he was unhappy with the shared parking part of the Redevelopment Plan.

The Board discussed having developers:

- build a park
- areas for a park or community garden
- increasing setbacks from Lincoln Blvd
- parking decks

- Reducing the amount or only a certain percentage could be shared parking, commercial parking.

Vice Chairperson opened the meeting for public comments.

Rich Thomasey, 109 Greene Ave

- Stated that he met a family that lives at 150 Lincoln Blvd with 3 cars and they rent a parking space from a business across the street.
- Was in favor of having the Redevelopment Plan increase the parking requirement from 1.5 to 2 per unit.
- Stated that the application that was in front of the Board this evening had an appropriate size building for the lot and parking.
- Asked if there was a way to slow down development and if there was another plan for Lincoln Blvd.
- One side of Lincoln Blvd is business the other side is residential.

Vice Chairperson Anello stated that the developers clean up the area and spend money in the Borough, if there is no development then the area dies.

Lauri Smigo, Walnut St

- Stated her concerns over traffic
- Did not like the current setbacks on Lincoln Blvd, the projects are too close to the road.

Rich Rutkowski, 211 Maple St.

- Stated the Redevelopment Plan doesn't work
- Stated residents are putting house up for sale
- Neighborhood has changed

Lauri Smigo, Walnut St.

- Asked why the developer has not tried to buy the house next to 150 Lincoln Blvd so he could add parking.

There being no more public comments, Vice Chairperson Anello closed the public portion of the meeting.

There being no further business Member Schueler made a motion to adjourn the meeting at 10:42pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

Albert Lowande  
Secretary

Karen Wick 7/12/17  
Karen Wick, Planning Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
June 28, 2017**

**1. Call to Order**

Chairperson Galida called the meeting to order at 7:36 p.m.

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

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

Also in attendance: Board Attorney, Ms. Kelly Carey  
Board Engineer, Mr. Bob Bucco  
Board Planner, Ms. Meghan Hunscher

**4. Approval of Minutes**

Minutes were tabled at this time.

**5. Old Business**

**P2017-03**

**Major Preliminary and Final Site Plan**

**AHA Holding Group LLC**

**201 Wilton Ave**

**Block 270 Lots 1,3 ,5,01,9**

**Block 271 Lots 1.01,3 ,5,7, 9.01,16**

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

**6.New Business**

**P2017-04**

**Minor Site Plan**

**Baekeland Rentals**

**172 Baekeland Ave**

**Block 341 Lot 11**

Ms. Carey duly swore in Ms. Meghan Hunscher, 269 Bald Eagle Rd, Branchburg as substitute Planner for the Board.



Ms. Hunscher stated her education and credentials.

Mr. John Sullivan stated that he representing Baekeland Rentals, 172 Baekeland Ave in their minor site plan application.

Mr. Sullivan stated that the property is in the HI (Heavy Industrial) zone, is an industrial complex that is fully developed.

Mr. Sullivan stated that the applicant wants to make repairs to a building on the site.

Mr. Sullivan stated that there is no site plan on file for this site and in order for the applicant to obtain a building permit he needs to obtain a site plan.

Ms. Carey duly swore in Gio Masci, President of Baekeland Rentals.

Mr. Masci stated that he has owned the property since 1984.

Mr. Sullivan asked Mr. Masci if there were any tenants at this property.

Mr. Masci stated that the tenants were BOC gas and Hikae Infotech.

Mr. Sullivan stated that Hikae Infotech will be filing a separate board application (interpretation to the Zoning Board).

Mr. Masci stated that Hikae Infotech operates a sweat furnace (Foundry) that melts large blocks of metals.

Mr. Masci stated that BAMCO stores plastic sheets on the site.

Mr. Masci stated that a previous tenant destroyed walls to one of his buildings and he needs to fix the property.

Mr. Masci stated that he will eventually sell the property.

Mr. Masci used the survey to show building #3 (top right) North East Building as the building that needs to be repaired.

Mr. Masci stated that at the back of the property there are metal sheets that will be replaced and the loading dock needs to be replaced.

Mr. Masci stated that after the repairs are made to building #3 then he will fix building #4.

The Board started to review Mr. Ricci's Planning Report dated May 31, 2017.

- 4a(1)- the applicant shall provide testimony on full use of the property.  
The uses will be typical industrial uses

- 4a(7)-the applicant should indicate the existing number of employees and hours of operation

Mr. Masci stated that there used to be 100 employees on the site.

Member Anello questioned how many individual tenants are at the site and asked about the clean up of the property.

Mr. Masci stated that BOC gases did environmental capping on the site.

Mr. Masci stated that the tenant Airgas did have the area in the back of the property cleaned up.

Mr. Masci stated that there are 2 existing tenants and has room for up to 6 tenants.

Mr. Masci explained that there are 4 buildings on the entire site.

Member Schueler clarified with the applicant that the main building is Building #3 which has approximately 50,000 sq. ft. ,and that the tenant Hikae is in Building #6.

Mr. Masci stated that there is a remaining portion of the property that needs to be capped.

Member Lowande asked what is the nature of the contamination on the site.

Chairperson Galida deferred the contamination to the Board Engineer and also asked if there were any wells in the area(had concerns about contaminated water).

Mr. Bucco stated that he has a LSRP(Licensed Site Remediation Professional) on staff and will have them speak to the applicant's LSRP.

Ms. Masci stated that he thought there was a well near Building #1.

Ms. Kelly Carey duly swore in Mr. Jasvinder Arjani, Bertin Engineering.

Mr. Arjani stated his education and credentials.

The Board accepted Mr. Arjani as an expert witness.

Mr. Arjani stated that he is working with the applicant on the plans for repairing the damaged building.

Mr. Arjani described the site and the surveys that were prepared.

Mr. Arjani stated that 172-176 Baekeland Ave is:

- 20 acres

- North side of Baekeland Ave
- West of the Ambrose Brook
- Adjacent to the JH Reid lot
- Has multiple buildings on the site
- The frontage of the property is 1,274 ft

Exhibit A1 6/28/17 was entered as an aerial exhibit of the site prepared by Bertin Engineering.

Mr. Arjani stated that the property line is the white line on the exhibit.

Mr. Arjani stated that Building #3 is the building to be repaired on the northeast side of the property, and there is a loading dock between buildings 3 and 4 that will be included in Building #3 repairs.

Mr. Arjani stated that buildings #4 and #5 are vacant.

Mr. Arjani stated that building #6 is occupied by Hikae and JH Reid uses the rest of the property.

Exhibit A2 6/28/17 was entered as a colorized site rendering. Building structures are in yellow color and paved areas are grey color.

Mr. Masci used Exhibit A2 to show where the areas are to be capped as part of the clean up. (Behind building #4, along the sides of buildings 4 & 5, and to the east of building #3)

Member Anello asked about the elevations on the plans due to contamination and water runoff.

Mr. Bucco stated that this would be a part of the LSRP(Licensed Site Remediation Professional) functions and would be a condition of approval.

Ms. Carey stated that there would be storm water conditions.

The Board continued with the Ricci Planning Report.

- 4a(2)- testimony on drive isles

Exhibit A3 6/28/17 was entered as Parking and Striping Exhibit.

Mr. Arjani stated the parking calculations and will prepare a parking plan for the site plan.

Mr. Arjani used Exhibit A3 to show parking by Hikae, currently there is no striping on the site, the only striping on the site is on the main area entrance.

Chairperson Galida stated that the applicant should revised their plans to show parking and also include the refuse area.

Member Anello asked about emergency vehicles being able to maneuver the site.

Chairperson Galida asked if the site has well water or city water.

The Board recommended that the utilities be marked on the site plan.

Member Anello asked if Building #3 has a steel frame construction.

Mr. Arjani stated that Building #3 has steel frame and concrete, that the walls were damaged. He will prepare a structural plan for the construction permit.

Exhibit A4 Truck Circulation and Path was entered. This left side of the exhibit shows ambulance circulation. The right side of the exhibit shows the fire truck circulation and path.

The Board recommended that this plan be reviewed by the Fire Marshal.

The Board read the Fire Marshal report into the record and questioned the \$20,000 violation issued to JH Reid.

Exhibit A5 was entered as Path 2 Truck Movement. Mr. Arjani used this exhibit to show the path and circulation for garbage trucks on the site and movement to the loading docks.

The Board continued with the Ricci Planning Report

- 4a(3)- testimony was provided on the damage to the building
- 4a(4)-Outside Storage- screening

Exhibit A6 6/28/17 was entered as a photoboard of pictures showing the existing conditions of the site. Mr. Arjani explained the pictures.

- 4a(5)-testimony was given on parking stalls
- 4a(6)-employee parking- the applicant will include handicapped parking spaces

The Board started to review the Najarian Engineering letter dated May 30,2017.

The Board reviewed the design waiver for floor plans and elevations of existing buildings. The Board asked for the square footage of each building to be added to the site plan.

The applicant will add the height of the buildings to the floor plans.

The applicant stated that there are no signs on the property and if a tenant wanted a sign they would need to return to the Board for approval.

Chairperson Galida asked about the water tower on the property.

The applicant stated that it is not an active water tower.

The Board stated that there will be no signs on the water tower and this will be added to the revised plans.

Mr. Arjani used Exhibit A3 to show where the enclosures for the refuse area will be located and this will be added to the revised site plans.

Mr. Bucco agreed with the design waiver for the scale of the map as it currently fits on one sheet.

The Board discussed the waiver for site lighting, the applicant proposes to use the existing site lights.

The Board stated that last year new standards were adopted by the Borough in regards to lighting.

The applicant will add lighting to the revised site plans.

The Board continued with the Najarian Engineering Letter:

- D(1)- the applicant will comply with the signature box
- D(2)- utilities- the applicant will comply
- D(3)-use of building enclosure- no longer a variance request
- D(4)-exterior/interior access points- the applicant is working on construction plans, currently the 3 points of entry are north, southwest and east.
- D(5)-elevations- applicant will comply
- D(6)-overhead doors/circulation- the applicant will provide in revised plans
- D(7)- walls- the applicant will keep masonry walls for the building
- D(8)- roof- no areas to be fixed
- E(1)- vegetation- Previously testified using Exhibit A6 6/28/17 to show how the applicant trimmed vegetation, no new landscaping proposed
- F(1)- ponding in parking area- applicant will pave the area, applicant stated that the Roter Roter has been out to clean the drainage pipe
- G- Site Access and Circulation- been addressed through testimony
- H(1)- Structural Columns- applicant will address in the construction submittal
- H(2)-facade- applicant will provide details
- H(3)-Walls will tie into the building structure
- H(4)-Loading dock repairs- applicant will fix Building#3, the loading dock then Building #4
- I(1)-Fire Marshal- applicant will submit revised plans to Fire Marshal
- I(2)-Bonds- applicant is seeking bonds to be waived, this is not under Planning Board jurisdiction. Applicant will have to ask Governing Body, also developers agreement
- I(3)- Outside Agency- Applicant will need local approvals

Chairperson Galida read the police department memo into the record.

Ms. Hunscher asked Mr. Sullivan when the other application interpretation would be submitted.

Mr. Sullivan stated that he would be submitting within 2 or 3 weeks.

Ms. Hunscher clarified that the Railroad would not be used as part of the operations of the site.

Member Anello clarified if the Railroad was to be used again then the applicant would need to return to the Planning Board.

The applicant will be returning on July 26, 2017 and no further notice will be required, will need to submit revised plans by July 14, 2017.

Member Anello clarified with Mr. Sullivan that the tenant would be submitting an application to the Zoning Board.

## 7. Correspondence

### A. Bound Brook Planning Board Notice

No action is required by the Planning Board.

### B. E2 Project Management LLC Notice

No action is required by the Planning Board.

### C. Freshwater Wetland Notice & Flood Hazard Area Verification and Permit Application

No action is required by the Planning Board.

### D. PSEG Freshwater Wetlands Notification Letter

No action is required by the Planning Board.

### E. Middlesex County Development Summary

No action is required by the Planning Board.

Member Schueler stated he received an email regarding Piscataway creating a town center.

This will be on the next Planning Board agenda under correspondence.

Chairperson Galida opened the meeting to the public.

Rich Rutkowski, 211 Maple St.

- Questioned if the Economic Development Committee or the Planning Board would be revising the Redevelopment Plan

The Planning Board impression was that the Economic Development Committee would be reviewing the Redevelopment Plan.

Chairperson Galida announced the next meeting would be July 12, 2017.

There being no further business Member Anello made a motion to adjourn the meeting at 9:19pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

Albert Lowande  
Secretary

Karen Wick 7/12/17  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
July 12, 2017**

**1. Call to Order**

Chairperson Galida called the meeting to order at 7:31 p.m.

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

Upon voice count the following members were present- Al Lowande, Andy Galida, Robert Schueler, John Sweeney, and John Anello, Paul Woska and Frank Ryan

Also in attendance: Board Attorney, Ms. Kelly Carey  
Board Engineer, Mr. Bob Bucco  
Board Planner, Ms. Meghan Hunscher

**4. Approval of Minutes**

Member Schueler made a motion to adopt the June 14, 2017 meeting minutes, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-abstain. Motion passed.

Member Schueler made a motion to adopt the June 28, 2017 meeting minutes as corrected, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-abstain. Motion passed.

Member Tackach arrived at 7:34pm.

**5. New Business**

**P2017-05**

**Minor Subdivision**

**Joe and Beth Olechnowicz**

**131 Walnut St.**

**Block 123 Lot 5, 6, 7**

Mr. Robert Spengler stated that he is representing the applicants for the minor subdivision.

Mr. Spengler described the property as:



- 22,000 sq. ft.
- Located in the R75 zone
- Currently has one house on the lot
- The applicant will be selling the newly created lot to a builder
- No variances are requested/required
- Meets all bulk requirements

Ms. Carey informed the Board that the applicant had appeared in front of the Zoning Board and had been denied. She explained res judicata and that this application is different as it complies with the Zoning requirements.

The Board then continued with the application.

Ms. Carey duly swore in Mr. Jeffrey Thomas Baldwin, the Applicant's Engineer/Planner and Surveyor.

Mr. Baldwin stated his education and credentials.

The Board accepted Mr. Baldwin as an expert witness.

Exhibit A1 7/12/17 was entered as a colorized zoning map of the Borough. Mr. Baldwin showed the location of the property on the map (pointing to the left side in the R75 zone).

Mr. Baldwin used the site plan to show how the applicant is proposing to divide the lot.

The newly created lot will face A St and have a width of 75ft. This width of 75ft will continue for 45ft, after that the property will be 60ft wide. This will create a lot of 9,786 sq. ft. The lot width and setbacks will be conforming.

The Board started to review the Ricci Planning Report dated May 31, 2017.

- The applicant complies with the bulk requirements for the zone.
- The report references the previous application.
- The report references the lot depth of 82.5 feet and asked for the details of how it was calculated.

Exhibit A2 7/12/17 was entered as drawing of the property with markings showing the midpoint.

Mr. Baldwin explained how the lot depth was calculated.

Ms. Hunscher agreed that this was one way of calculating the lot depth.

The Board continued with the Ricci Planning Report.

- The applicant agrees to install 2 new shade trees.
- Sidewalks will need to be determined by the Board.

The Board started to review the Najarian Engineering letter dated May 22, 2017.

- The location of the driveway is unknown but will be facing A St.
- The location of the sewer line will be in the frontage of the new lot connecting to A St.
- No known drainage issues on the lot, the Applicant's Engineer did test for the type of soil on the lot.
- There could be a dry well installed on the new lot.

Exhibit A3 was entered as a packet of soil types and drainage for the property.

Mr. Baldwin stated that shade trees could be a condition of approval.

The Board questioned the concrete area on the back of the current dwelling.

Ms. Carey duly swore in Beth Olechnowicz, owner of the property.

Ms. Olechnowicz described the concrete walkway leading to the house and how the garage is part of the house.

Mr. Spengler stated that they will comply with putting the signature box on the final plan, will comply with the bonds, all notes will be added to final plans, will comply with deeds.

Member Anello questioned the water runoff and will the builder have to submit reports with the building application.

Mr. Bucco stated that the applicant will have to submit a grading plan to show that there will be no adverse effects on the existing lot.

The applicant will comply with the grading plan and it will be added as a condition of approval.

The Board started to discuss the sidewalk and curbs.

Member Anello asked if it would be better to have the applicant install sidewalks and curbs now or when the house would be built.

Mr. Bucco stated that his opinion was to have the sidewalks/curbing installed at time of development and have the ADA ramp redone to conform to the current standards on the corner of Walnut and A St.

Chairperson Galida recalled that at one time there were sewer issues in that area in the past but could not recall the exact streets.

Member Anello asked the applicant to add sewer to the plans.

Mr. Bucco stated that he would reach out to the Borough's Department of Public Works to see if there have been any problems.

Member Anello informed the Board why the previous application on the zoning board was denied.

Chairperson Galida read into the record the comments from the Fire Marshal, Police Department and Middlesex County (applicant needs to get Middlesex County approval).

Chairperson Galida opened the meeting to the public.

There being no public questions he closed the public portion of the meeting.

The Board continued with the matter of the sidewalk.

Member Scheuler was in favor of recommending sidewalks be installed.

Member Anello asked if it could be a condition of submission with the permits.

Member Ryan stated that he was not in favor of installing sidewalks, none of the area has sidewalks.

Member Galida stated he was leaning toward having sidewalks installed.

Member Ryan explained the area and that there were no sidewalks.

Member Woska stated that he agreed with Member Ryan.

Chairperson Galida asked the Board Members to vote either "yes" for sidewalks to be installed or "no" for no sidewalks to be installed. Member Lowande-no, Chairperson Galida-no, Member Schueler-yes, Member Sweeny-no, Member Anello-yes, Member Tackach-yes, Member Woska-no, Member Ryan-no. The result are 5 "no" votes and 3 "yes" votes. No sidewalks will be required.

Chairperson Galida opened the meeting to the public.

Laur Smego, Walnut St.

- Commented on the sidewalk vote, asked if Board Members drove by property that was being discussed.

Chairperson Galida closed the public portion of the meeting.

Member Anello made a motion to approve the subdivision with conditions, having revised plans with information discussed this evening and no sidewalks, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, Member Woska-yes and Member Ryan-yes. Motion passed.

## **6. Correspondence**

### **A. Piscataway Ordinance Adoption**

No action is required by the Planning Board.

**B. DEP Permit**

No action is required by the Planning Board.

**C. Bound Brook Planning Board Notice**

No action is required by the Planning Board.

**7. Board Member Comments**

Member Ryan inquired about the building by the Dollar General Store in which the outside still remains unfinished and it was included in the Planning Board Resolution to be finished by a certain date. Ms. Carey stated that the Board has no enforcement powers.

Member Woska commented that the STOP sign by the Superfood grocery store is very faded.

There being no further business Member Anello made a motion to adjourn the meeting at 9:00pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
July 26, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

Upon voice count the following members were present- Al Lowande, Andy Galida, James Green, John Sweeney, and John Anello.

Also in attendance: Board Attorney, Ms. Kelly Carey

**4. Approval of Minutes**

Member Lowande made a motion to approve the July 12,2017 meeting minutes,seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-abstain, Member Sweeney-yes, Member Anello –yes. Motion passed.

**5. Old Business**

**P2017-05  
Olechnowicz  
131 Walnut St  
Block 123 Lots 5, 6, 7**

**Memorialize Resolution**

Member Anello made a motion to approve the minor subdivision resolution, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-abstain, Member Sweeney-yes, Member Anello-yes. Motion passed.

**P2017-04  
Baekeland Rentals  
172 Baekeland Ave.  
Block 341 Lot 11**

**Continuation**

Chairperson Galida read the letter from the applicant requesting the matter be adjourned to the August 23, 2017 meeting. The Board accepted the request, and no further notice will be required.

## 6. Correspondence

### A. Remington & Vernick- NJ DEP Freshwater Permit

No action is required by the Planning Board.

## 7. Board Comments

None.

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 Anello made a motion to adjourn the meeting at 7:35 pm, seconded by Member Sweeney. Vote: All in favor. Meeting adjourned.

Albert Louande  
Secretary

Karen Wick 8/23/17  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
August 23, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

Upon voice count the following members were present- Al Lowande, Andy Galida, Robert Schueler, John Sweeney, John Anello, and Frank Ryan.

Also in attendance: Board Attorney, Ms. Kelly Carey  
Board Engineer, Ms. Donna Bullock  
Board Planner, Mr. Paul Ricci

**4. Approval of Minutes**

Member Anello made a motion to approve the July 26, 2017 meeting minutes, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-abstain, Member Sweeney-yes, Member Anello –yes, Member Ryan-yes. Motion passed.

**5. Old Business**

**P2017-04  
Baekeland Rentals  
172 Baekeland Ave  
Block 341 Lot 11**

**Continuation**

Mr. Sullivan stated that the applicant is returning to the Board with the information that was requested at the last meeting.

Exhibit A2 was entered as a packet of information pertaining to the initial violation that was issued in 2012 and referenced in Mr. Rinker's comment letter.

The Board had a lengthy discussion regarding Mr. Rinker's comment letter; the Planning Board stated that they recommend that the applicant work directly with the County to resolve any issues and provide such documentation to the Planning Board. Ms. Carey duly swore in Ms. Donna Bullock of Najarian Engineering.

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

Mr. Arjani stated that he added to the plans:

- the vehicular drawings to the plan set
- added utilities
- added lighting
- added door locations
- added square footage of the buildings
- added the heights of the buildings
- added the parking layout of 86 parking spaces

Mr. Arjani stated that only Building #6 on the site is occupied with a tenant. The applicant would like to mark the parking spaces as he gets tenants.

The Board recommends that the applicant install the striping in phases due to the environmental remediation being done at the site.

The applicant will indicate on the plans phases 1 and 2 for parking and details will be added to the plans.

The applicant will add the trash and recycle enclosures to the plans for Building #1.

The applicant stated that there will not be any business signs on the property.

Mr. Arjani stated that existing utilities are shown on sheet 2, the applicant is seeking a waiver for the foot candle. The areas on the site that will have less than required lighting are on the northeast side by the second dumpster and the west side by parking spaces.

Ms. Bullock had no objection granting this waiver request.

Member Schueler questioned the lighting by the trash enclosure.

The applicant will add a light on the building.

The Board discussed turning radius for emergency vehicles and garbage trucks on the site.

The applicant will revised the plans to show a K turn for emergency vehicles and trucks.



The applicant explained the loading dock area; the roof and façade will be replaced and it will continue to be an open loading dock.

Ms. Bullock reviewed the LSRP comments on the review letter dated August 22, 2017.

The applicant would have to notify all 3 LSRP's for the site to keep each one informed of the work at the site.

The applicant indicated that there would be container storage on the southerly side of the site.

The Board explained the Borough ordinance regarding container storage.

The applicant explained that this would not be sea boxes but 30 to 49 garbage containers for Importico to be stored.

The applicant will add these garbage containers to the site plans.

The Board stated that this area will need to be screened and fenced.

The applicant will also add to the plans a note stating that the storage area will only be used for empty garbage roll offs.

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

Mr. Sullivan summarized the Board application.

Member Schueler made a motion to approve the site plan with the items discussed at the meeting such as phasing parking, lighting plan, trash enclosures, granting the waiver for the minimum foot candle, truck turning template to be submitted, the areas discussed to be fenced, empty garbage dumpsters to be stored on site, seconded by Member Anello. Vote: Member Lowande-yes, Member Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Ryan-yes. Motion passed.

## **6. Correspondence**

No correspondence.

## **7. Public Comments**

None.

There being no further business Member Schueler made a motion to adjourn the meeting at 9:05pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

Albert Lowande  
Secretary

Karen Wick 9/27/17  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
September 27, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

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

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

**4. Approval of Minutes**

Member Lowande made a motion to approve the August 23, 2017 meeting minutes as corrected, seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello –yes, Member Woska-abstain. Motion passed.

**5. Old Business**

**P2017-04  
Baekeland Rentals  
172 Baekeland Rentals  
Block 341 Lot 11**

**Memorialize Resolution**

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

**6. New Business**

**P2017-07  
150 Lincoln Blvd Urban Renewal LLC  
146-150 Lincoln Blvd.**

**Amend Minor Site Plan**

### **Block 348 Lots 1.02 and 1.03**

Mr. Peter Vignuolo of Clarkin and Vignuolo stated he is representing the applicant.

Mr. Vignuolo stated that 150 Lincoln Blvd. has 146 residential apartment units and the owner would like to install a dog park at the site.

Ms. Kelly Carey duly swore in Mr. Massimo Pinelli, Managing Member of 150 Lincoln Blvd Urban Renewal LLC.

Mr. Pinelli stated that the enclosed dog park would be 23 x200ft and would be located behind the property of 132-136 Lincoln Blvd.

Mr. Pinelli stated that:

- They will be keeping the same topography.
- The site currently drains toward the Railroad.
- The area will be surrounded by a chain link fence and have 2 single gates.
- There will be landscaping and seating in the dog park.
- The dog park will be available for the apartment residents' dogs from sunrise to sunset.
- There will be a trash receptacle in the dog park and bags will be provided.
- The use of the dog park will be limited to the residents of the apartment units.
- There will be a sign stating hours, and rules of the dog park.

The applicant will revise the plans to show the utilities and the monitoring well.

The Board discussed the gates, clarifying with the applicant the types of gates.

The applicant will be installing a 5ft double swinging gate, 12ft and 20ft gate.

The Board stated as a condition of approval the applicant will add the gate details to the plans.

The Board asked that the applicant make sure the gates are ADA compliant.

The Board reviewed the Najarian Engineering letter dated August 2, 2017.

The applicant agreed that the rules of the dog park be placed on the signs.

The Board discussed that originally the area was approved as an area to store excess snow.

The applicant stated that the primary use will be for the snow removal and the secondary use will be for the dog park.

The applicant will add a note to the site plan regarding the primary and secondary use of the area.

The Board discussed the grass in the dog park area being affected by the salt and snow.

The applicant will need to reseed and fix in the spring after the snow.

Chairperson Galida opened the meeting to the public for questions.

Rich Rutkowski, 211 Maple St.

- Questioned if parking was going to be lost
- Asked about the rules and emails about the rules

Mr. Pinelli stated that the manager of the apartments answers the emails.

Amy Flood, 351 Grant Ave.

- Questioned why the dog park was not in the original plans
- Questioned if the apartment residents were told not to walk their dogs on the site currently.

Bob Edwards, 243 Hazelwood Ave.

- Questioned the weight and breeds of dogs allowed.

The applicant will post the rules on the sign and a detail will be added to the site plan.

Member Anello made a motion to approve the dog park with the items discussed tonight to be added to the site plans, seconded by Member Sweeney. Vote: Member Lowandeyes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes. Motion passed.

## **7. Correspondence**

None.

## **8. Board Comments**

Member Lowande inquired if there had be any progress to changing the parking requirements in the Redevelopment Plan. Member Anello stated that the Economic Groups is looking at the parking requirements. The Board explained the process between the Economic Group, Planning Board and Council when it comes to making changes to the Redevelopment Plan

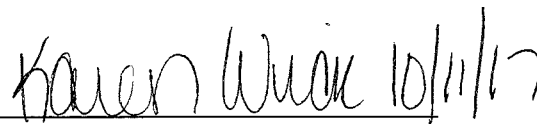
Chairperson Galida opened the meeting to the public, there being no public comments he closed the public portion of the meeting.

Chairperson Galida announced the next meeting will be October 11, 2017.

There being no further business Member Lowande made a motion to adjourn the meeting at 8:26pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.



Secretary



Karen Wick, Board Clerk

**Middlesex Borough Planning Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**October 11, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

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

Also in attendance: Board Attorney, Ms. Joan Dowling  
Board Engineer, Mr. Bob Bucco  
Board Planner, Mr. Paul Ricci

**4. Approval of Minutes**

Member Sweeney made a motion to approve the September 27 , 2017 meeting minutes as corrected, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes , Member Green-abstain, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes. Motion passed.

**5. Old Business**

**P2017-07**

**150 Lincoln Blvd. Urban Renewal LLC**

146-150 Lincoln Blvd.

Block 348 Lot 1.02 and 1.03

**Memorialize Resolution**

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

**P2016-04**

**Quick Chek**

107 Harris Ave

Block 173 Lot 1 and 1.02

**Final Major Site Plan**



Mr. John Marmora stated that he is the Attorney for the applicant.

Mr. Marmora stated the history of the applications from the Zoning Board interpretation, and the Planning Board approving the preliminary site plan last year.

The applicant has complied with the preliminary site plan conditions and has since received the NJ Department of Transportation's approval.

Mr. Ricci stated that the applicant has complied with the items requested.

Member Sweeney questioned if the NJ DOT approved the plans with the site island.

Ms. Joan Dowling duly swore in Charles Oliviero of Stone Field Engineering 92 Park Ave., Rutherford, NJ.

Mr. Oliviero stated his education and credentials.

The Board accepted Mr. Oliviero as an expert witness.

Mr. Oliviero explained the how the median helps direct traffic on the site.

Mr. Oliviero stated that this was a part of the application to NJ DOT and was approved by NJ DOT.

Member Schueler questioned the monitoring wells and stated that he did not see the monitoring wells on the site plans by the dry cleaners.

Chairperson Galida opened the meeting to the public for questions.

Mark Lampasona, 10 Mohawk Ave.

- Stated that there would be a traffic increase to the residential neighborhood

The Board explained that the traffic testimony was previously given and explained the notification process and previous meetings.

Mary Lynn Minich, 2 Lilac Pl.

- Stated that she only received one notice.

The Board stated that the tax assessor prepares the list. The Board figured out that she lives outside the 200ft area and the notice she received was most likely from another neighbor.

Chairperson Galida closed the public portion of the meeting.



Member Anello made a motion to approve the final site plan and resolution with conditions, 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. Motion passed.

## 6. Correspondence

A. Piscataway Notice- No Action is required by the Planning Board.

## 7. Board Comments

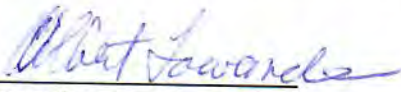
Board Members asked Mr. Ricci when the next Master Plan Update would need to be done. Mr. Ricci stated that the Borough is currently compliant and would not need to be updated yet.

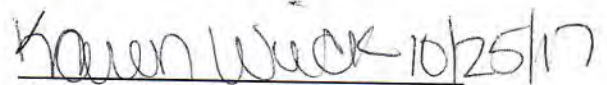
Member Schueler informed the Planning Board that the developer of 150 Lincoln Blvd. will be using an adjoining property for 30 additional parking spots.

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

Chairperson Galida announced that the next Planning Board meeting will be on October 25, 2017.

There being no further business Member Lowande made a motion to adjourn the meeting at 8:17pm, seconded by Member Anello. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**October 25, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, John Sweeney, John Anello, Mayor DiMura, Paul Woska and Frank Ryan.

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

**4. Approval of Minutes**

Member Sweeney made a motion to approve the October 11, 2017 meeting minutes, seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-abstain, Mayor Woska-yes, Member Ryan-abstain.

**5. Correspondence**

**A. Discussion- Middlesex Borough Economic Development Advisory Committee (EDAC) Letter for proposed amendments to Redevelopment Plan**

Chairperson Galida read the EDAC letter recommending changes to the parking standards to the Redevelopment Plan.

Mr. Ricci distributed the section of the Redevelopment Plan that would be changed; Section 11.1 Parking Standards and 11.1.2 Shared Parking Standards.

The Planning Board would like number of spaces required for apartment dwellings to be increased per unit and agreed with the EDAC recommendations.



The EDAC recommended that shared parking " be considered by the Planning Board at its sole discretion if it can be determined at any one time such will be adequately served by the total number of parking spaces available."

Ms. Carey stated that it would put the burden on the applicant to meet the Planning Board's standards.

Mayor DiMura stated that the applicant would not be locked into certain criteria.

The Planning Board agreed with this change.

The Planning Board discussed garage parking and how residents are not using the garage for parking but for storage.

Mayor DiMura stated that the Redevelopment Plan has been previously amended to require new buildings to be a mixed used building.

Member Anello made a motion to memorialize the Resolution as amended agreeing with the EDAC letter, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

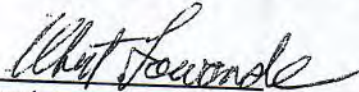
## 6. Board Comments

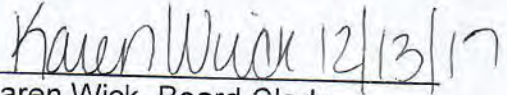
None

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

Chairperson Galida announced the next meeting would be November 8, 2017.

There being no further business Member Sweeney made a motion to adjourn the meeting at 8:12pm, seconded by Member Green. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
December 13, 2017**

**1. Call to Order**

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

**2. Open Public Meeting Act Statement**

Chairperson Galida read the Open Public Meeting Act Statement.

**3. Roll Call**

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

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

**4. Approval of Minutes**

Member Sweeney made a motion to approve the October 25, 2017 meeting minutes, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-abstain, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-abstain. Motion passed.

**5. New Business**

**P2017-03**

**Major Preliminary and Final Site Plan**

**300 Lincoln Blvd.**

**Block 340 and 342 Lots 50, 1-29**

Mr. Peter Lanfrit, 3000 Hadley Rd. South Plainfield stated he is representing the applicant Joy Transport LLC.

Mr. Lanfrit stated that Joy Transport LLC is the contract purchaser for this property.

Mr. Lanfrit stated that Joy Transport LLC is a bus company.

Ms. Kelly Carey duly swore in Mr. Robert Gazzale of Fisk Associates, Middlesex NJ.

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



- Mr. Gazzale used sheet 1 of the plans to describe the site:
- Stated the address of the property as 300 Lincoln Blvd.
  - Located opposite of Clinton and Decatur Ave.
  - 1.72 acres
  - Has 400 ft. frontage
  - Located in the CLW zone
  - West side of the property is the Ambrose Brook.
  - Southerly side of the property is the Conrail railroad
  - East side of the property is located by the NAPA store
  - 99.2% Impervious coverage
  - Has a single story building used a repair shop
  - Concrete pad adjacent to east side of the building
  - Solid wood fence located on the front of the property
  - 2 Driveways

Mr. Lanfrit stated that the applicant is proposing bus storage with a limited number of buses to be kept at the site.

Mr. Lanfrit stated that there will be 36 vehicles on the site.

Mr. Lanfrit stated that the applicant will restripe a portion of the asphalt for 12 employee parking spaces, and 3 more parking spaces will be in the front of the building.

There will be a handicapped parking space in the front of the building and ADA access to the building.

The stone area located at the rear of the property behind the building will be taken out; new top soil will be installed and reseeded.

The applicant will replace the light fixtures on the site.

The applicant will comply with the County requirements and the front of the property will be curbed.

The applicant will be removing 4 trees on the site and 7 street trees will be planted.

The applicant will keep the concrete pad that is currently on the site.

The applicant will keep the gravel on the site due to the property being in a flood zone.

The Board started to review the Ricci Planning Letter dated September 28, 2017 and October 25, 2017.

The applicant will provide the utilities on the revised plans.

Mr. Lanfrit then explained the business and the operations:

- Joy Transport has been in business for 15 years, currently working out of a location in Franklin. There will be between 30 to 35 vehicles at the Middlesex location.
- The Middlesex location will be used as a repair shop and store the spare buses.
- There will be 12 employees at the site; 6 in the shop and 6 in the office.
- The building will be used for routine repairs, no body work, no washing of vehicles and no fueling of vehicles on the site.
- The hours of operation will be from 6am to 5pm, 5 days a week.
- The company leases vehicle in the summer to summer camps.
- There is a contract to purchase the property. The current owner would have 60 days to remove everything off the property.
- A Phase I study was performed-only in certain areas.
- Joy Transport has received approval for Financing and now needs zoning approvals

A note will be added to the plans to say that “no other outside repairs will take place, only for their own uses.”

There will be a monitoring well on the site and they will file the reports with the DEP, there is no active remediation on the site.

Mr. Lanfrit stated the number of buses and minivans the company owns.

The Board questioned why mark outs for the utilities where not performed.

Mr. Bucco explained the mark out process.

Member Ryan questioned if this property was in the Redevelopment Plan.

Mr. Ricci explained that this particular property was able to use the underlying zoning or use the Redevelopment Plan. The applicant is using the underlying zoning.

Mr. Ricci confirmed that the applicant’s intended use of the property is permitted.

Mr. Lanfrit stated that there is no site plan on file and that the current owner of the property has outstanding violations with the Borough.

Mr. Ricci stated that the property is located in the CLW zone and bus repair is a permitted use.

Ms. Kelly Carey duly swore in Mr. Joseph Ananeh, President of Joy Transport.



Mr. Ananeh stated that the testimony Mr. Lanfrit gave was an accurate description of how the company operates.

The Board continued to review the site plans and the Najarian Engineering letter.

Mr. Gazzale stated that there was a site for a monument sign; the applicant is not proposing signage at this time.

The applicant will apply for a sign permit when ready and it will be in compliance with the ordinance.

The applicant submitted the lighting plan, sheet page 4 of 5.

The Board reviewed the impervious coverage for the site. The applicant is proposing 97% while the zone allows for 95%.

The applicant agreed to take stone from the rear of the property and add landscaping, the applicant would then be compliant with the 95% requirement.

Member Schueler questioned Mr. Gazzale about the stone coverage on the site.

The Board confirmed with removing the impervious coverage variance there are no variances on the site.

The applicant is asking to keep the 6ft solid fence in the front of the property, and to add new trees, curbing and sidewalk up to the driveway.

The Board discussed the fencing on the property. Mr. Ricci stated that the solid fence is not conforming.

The applicant agreed to chain link fencing with more shrubbery and plantings in the front that will grow.

The applicant agreed to park the larger buses in the back and park the smaller minivans in the front closer to the fencing.

A note will be added to the plan regarding parking the smaller vehicles closer to the fence and the larger buses in the back.

The Board discussed the lighting for the site.

The applicant is proposing new building mounted spotlights. The Board had concerns about lights being kept on, as the site is across from a residential area.

The applicant agreed to keep certain lights on and the rest will be turned off by 7pm.

The Board discussed the DEP letter dated September 29, 2017 which references the 2013 violation (failure to file reports with the DEP).

The Board continued with the Najarian Engineering letter and site plan review.

The applicant will mark and stripe 13 employee parking spaces.

The Board asked if there will be any customer parking.

The Board was informed that there will be no public unless there are parts deliveries.

The applicant will add the stall sizes to the site plan.

There will be no outside maintenance, only repairs will take place inside the building.

A note will be added to the plan stating repairs will take place inside the building, not outside.

The applicant will have no employees in and out during the day.

The employees pull in the morning and take the appropriate vehicle and then at the end of the day they return and park the buses where their personal vehicles were parked.

A note will be added to the plan stating that employees will park and return the company vehicles in the same spot.

The Board returned to discussing landscaping, the applicant will provide more clustering of landscaping in the front and better screening on the westerly gate, and will use more low level grasses.

The applicant will add slats to the chain link fence on the east side of the property.

The Board confirmed that the entire bus area will be fenced.

Member Anello requested that the type of gate be marked on the plans.

The Board questioned if there would be a garbage dumpster on the site.

The applicant stated that there wouldn't be a dumpster. Garbage would be kept inside the building.

The Board requested the general dimensions be put on the floor plan.

The applicant will add a note on the plan stating the site will be re-graded and not paved due the flood plain.



The Board asked if there would be any Saturday hours.

Ms. Kelly Carey duly swore in Ms. Leesha-Ann Burton Gizzle, employee of Joy Transport.

Ms. Burton-Gizzle stated that there would be Saturday hours only twice a year in preparation for State inspections. There would be only 8 Saturdays out of the year that their employees would be at the site.

The applicant will provide concrete bumpers on the parking spaces.

The applicant will provide a copy of the easement agreement to Najarian Engineering.

The Board confirmed that the gate will be open during the day and then closed at the end of the day. The applicant will indicate the type of gate and add a note to the plans.

The applicant will be adding security cameras on the site.

The applicant will redefine the number of parking spaces.

The applicant will make repairs to the concrete pad as necessary.

The applicant will specify the types of street trees to be planted and confirmed how the applicant will maintain the landscaping.

The applicant will provide the type of slats to be used in the chain link fence.

The applicant will provide spot grades on the revised plans and also provide a vehicle circulation plan.

The applicant will provide signage to direct traffic on the site.

Chairperson Galida opened the meeting to the public for questions. There being no public he closed the public portion of the meeting.

Chairperson Galida announced that the application is being adjourned to the January 10, 2018 meeting.

Mr. Lanfrit stated that he granted an extension to the Board to make a decision to Feb. 28, 2018.

## **6. Subcommittee Formation to review RFP's**

Members Lowande, Green and Chairperson Galida will meet to review the RFP's.

## 7. Correspondence

### A. 2017 Zoning Year End Report

Member Anello gave a brief synopsis of the Report. No action was required by the Planning Board.

### B. PSE&G Freshwater Notification Letter

No action was required by the Board.

## 8. Board Comments

Member Woska questioned if the Redevelopment streetscape requirements could be required for the application. The Board discussed that the applicant is using the underlying zoning. Member Anello stated that the EDAC committee and council are considering revising the zoning ordinances so that the requirements on Lincoln Blvd would be uniform.

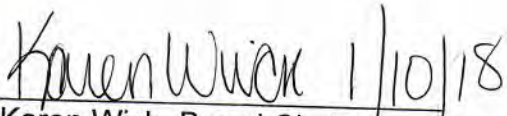
Member Schueler informed the Board Members that the Borough is trying to arrange a discount for the residents who need to obtain elevation certificates.

Chairperson Galida thanked all the Members for volunteering their time to the Borough.

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 9:58 pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk