

**Middlesex Borough Planning Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**January 23, 2019**

**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. Swearing in of New Members**

Ms. Kelly Carey duly swore in Robert Schueler as Mayor's Representative.

**4. Roll Call**

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

Chairperson Galida announced that the EDAC Recommendations will be first on the agenda.

**5. Board Comments**

**A. EDAC (Economic Development Advisory Committee) Recommendations to the Planning Board**

Colin Driver, Consultant to the EDAC stated that the EDAC had public meetings input sessions in 2018 that resulted in a series of recommendations. Mr. Driver explained the recommendations and the process in order to have the Governing Body change the Redevelopment Plan. Chairperson Galida read the letter from Mr. Benson, EDAC Chairperson. The Board agreed with changes such as: removing the train station out of plan as NJDOT has stated no station will be constructed, eliminating transition zone, renaming the zones, having the same streetscape along Lincoln Blvd., having a warehouse district.

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

**6. Minutes**

Member Lowande made a motion to approve the January 9, 2019 meeting minutes, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida-yes,

Member Green-yes, Member Carr- yes, Member Sweeney- abstain, Member Anello-yes, Member Schueler-yes, Member Woska- yes. Motion passed.

## 7. Old Business

P2018-08

### Reagent Chemical and Research

5 Factory Lane

Block 350 Lot 1

### Major Preliminary and Final Site Plan

Mr. John Sullivan stated that he is representing the applicant.

Mr. Sullivan stated that the company Reagent Chemical and Research is marketer of Hydrochloric Acid.

Mr. Sullivan stated that Reagent Chemical wants to have a 24x44 modular office building on the site.

Ms. Kelly Carey duly swore in Mr. John Pulsinelle, Director of Engineering.

Mr. Pusinelle stated that he is overseeing the application and the project.

Mr. Pusinelle described the onsite operations.

Mr. Pusinelle stated that the site:

- 3.65 acres
- Located in Heavy Industrial Zone
- 3 existing buildings
- 18,000 sq. ft
- New building is 24 x44 and is 1250sq ft.
- 6 full time employees
- 9 transit (drivers) employees
- There are 20- 30,000 gallon hydrochloric acid tanks
- There are 2 spots for loading
- On site the acid is transported from tanker car to trailer
- Proposed building is for drivers "drivers building"
- "Driver's Building" can be used for lunch or dinner, also locker room and showers
- Hours of operation from 6 am to 6 pm (employees on call 24/7 in case of emergency)
- Building will not change function of site, no increase need for parking
- No striping or parking lines proposed by the office building
- Explained the unloading of the chemicals
- Explained the site lighting

- Agreed to comply with the Fire Marshal's report
- Only signage proposed is for the ADA parking space

Member Anello asked why the applicant wanted this new building.

The Board was informed that it was typical to have a Driver's Building in this industry.

Member Schueler questioned if there are sleeping quarters in this building.

The Board was informed that there are no accommodations for sleeping.

The Board confirmed that the shower is a sanitary shower not a safety shower.

Member Sweeney confirmed that the area the proposed building will be on is currently not being utilized.

Member Green asked about the front gate.

The Board was informed that there are 2 entrances to the site.

Member Lowande asked about the site remediation.

Mr. Pusinelle stated that the remediation started on the west side of the property.

Ms. Kelly Carey duly swore in David Stires.

Mr. Stires stated his education and credentials.

The Board accepted Mr. Stires as an expert witness.

Mr. Stires stated that the property is located east of River Rd, railroad is located to the north of the property, Baekeland Ave is south of the property.

Mr. Stires stated that the property is:

- Not located in a flood plain.
- 95% of the property is black top
- Stated the location of the proposed building
- There will be 12 inch slab of concrete
- The site will be capped as part of remediation
- There will be temporary water and permanent electric
- Stated that one ADA parking space will be added
- The concrete slab will be on blocks and the building will be 3ft off of the slab
- Preexisting variance- 95% coverage

- Waivers for landscaping
- Light complies with the ordinance

Mr. Bucco asked the applicant to add the isolex lighting to be noted on the site plans.

Mr. Bucco asked the applicant to add spot elevation to ensure the site drains properly and that ADA parking space is in compliance.

The applicant agreed to both requests.

The Board reviewed the Najarian Engineering letter dated January 17, 2019.

The applicant will show striping for the 5 parking space required by ordinance.

Mr. Pusinelle explained the 12 inch capping.

Exhibit A1 1/23/19 was entered as flood plain map dated July 6, 2010.

Mr. Stires explained that the site is located east of the flood way.

Member Schueler asked about the soil contamination and water.

The Board reviewed the Ricci Planning Report dated December 4, 2018.

The applicant agreed to revise the bulk chart and parking schedule.

The applicant explained the use of the building and will not impact site circulation.

The applicant is seeking a waiver from landscaping to keep property capped due to the remediation of previous contamination.

The Board agreed with the waiver for no landscaping due to contamination, planted landscaping would probably not thrive.

The applicant agreed to submit a site circulation plan to the site plan.

Member Schueler questioned the applicant regarding tanks 21 and 22 on the site plan.

The Board was informed that tank 21 is for diesel fuel and tank 22 is out of service.

Member Schueler questioned the applicant to make sure that the proposed building has an evacuation plan.

The applicant agreed to have the building added to the evacuation plan.

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

Ms. Kelly Carey duly swore in Mr. Robert Meehan of Newfields, Environmental Consultant for Bayer Crop Science.

Mr. Meehan stated his education and credentials.

Mr. Meehan informed the Board that the property was used to make pesticides from 1920's to 1960's and that Bayer Crop Science has been remediating since the 1980's.

Mr. Meehan stated that the remediation being performed is a phase approach.

Mr. Meehan stated that the site is contaminated with arsenic.

Mr. Meehan explained the capping system and depths that will be capped.

Chairperson Galida opened the meeting to the public for questions, there being none the Board continued with the application.

Chairperson Galida asked for Board comments and questions.

Member Anello stated that there was no detriment to the area, the new building is a benefit and the property is being cleaned up.

Mr. Sullivan stated the applicant is not increasing the intensity at the site.

The Board was satisfied that Ms. Bucco can review the revised site plans and ensure compliance.

The applicant agreed to comply with adding the sheet circulation and parking stall layout.

Member Anello made a motion to approve the final and major site plan, with the waivers for landscaping, the applicant agreed to comply with the Najarian Engineering report, applicant agreed to comply with the Fire Marshal comments, having temporary utilities until the site is remediated, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Carr-yes, Member Sweeney-yes, Member Anello-yes, Member Schueler-yes, Member Woska-yes. Motion passed.

Member Green left the room.

## **8. Resolutions of Professionals Appointments and Board Clerk**

Member Anello made a motion to approve the Resolutions appointing the Board Attorney, Board Engineer, Board Planner and Board Clerk, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-not in room to vote, Member Carr-yes, Member Sweeney-yes, Member Anello-yes, Member Schueler-yes, Member Woska-yes. Motion passed.

## 9. Board Comments

### A. Review of 2018 Year End Zoning Report

Member Anello informed the Planning Board that there were no applications heard by the Zoning Board in 2018.

### B. Discussion of Zero Lot Line

The Board Members stated that they were not in favor of Ordinance 1925-17 zero lot line. Member Anello made a motion to have a Resolution from the Planning Board asking the Governing Body to repeal Ordinance 1925-17, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Carr-yes, Member Sweeney-yes, Member Anello-yes, Member Schueler-abstain, Member Woska-yes. Motion passed.


### C. EDAC Recommendations to Planning Board

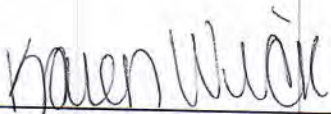
Member Schueler made a motion to forward the EDAC recommendations that accompanied the January 14, 2019 letter from EDAC Chairperson Benson to the Governing Body, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Carr-yes, Member Sweeney-yes, Member Anello-yes, Member Schueler-yes, Member Woska-yes. Motion passed.

Board Members discussed parking on Route 28.

Chairperson Galida announce the next Planning Board meeting would be Wednesday February 13, 2019.

There being no further business Member Schueler made a motion to adjourn the meeting at 9:20pm, seconded by Member Woska. Vote: All in favor. Meeting adjourned.

  
Secretary

 2/13/19  
Karen Wick, Board Clerk

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Member Green left the room.

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## 9. Board Comments

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### B. Discussion of Zero Lot Line

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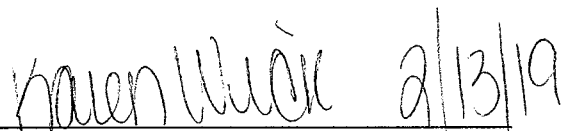
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Board Members discussed parking on Route 28.

Chairperson Galida announce the next Planning Board meeting would be Wednesday February 13, 2019.

There being no further business Member Schueler made a motion to adjourn the meeting at 9:20pm, seconded by Member Woska. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
March 27, 2019**

**1. Call to Order**

Vice-Chairperson Anello called the meeting to order at 7:30 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, Jason Carr, John Sweeney, John Anello, Robert Schueler, and Paul Woska..

**4. Minutes**

Member Sweeney made a motion to approve the February 13, 2019 meeting minutes, seconded by Member Schueler. Vote: Member Lowande-yes, Member Green-yes, Member Carr- abstain, Member Sweeney-yes, Member Anello- abstain, Member Schueler-yes, Member Woska-yes. Motion passed.

**5. Old Business**

**P2018-09**

**Memorialize Resolution**

AJLJ Laundry Enterprises Inc.  
1308 Bound Brook Rd  
Block 206 Lots 28-32

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

**6. New Business**

**P2018-02**

**Major Preliminary and Final Site Plan**

A & W Properties LLC  
930 Lincoln Blvd  
Block 249 Lot 2

Vice- Chairperson Anello read into the record the letter from the applicant's attorney requesting the application be adjourned to May 8, 2019 meeting and that no new notice will be required.

## 7. Board Comments

### A. Zero Lot Line Discussion

Member Carr informed the Board that the Governing Body will be discussing this ordinance at the April 9, 2019 meeting. The ordinance will be discussed and possible wording to be changed such as: from identical façade to symmetrical façade. Member Lowande stated that he opposes this ordinance.

Member Anello announced again that application P2018-02, A & W Properties LLC, 930 Lincoln Blvd was not going to be heard and read the letter to the public for those who missed the first announcement.

## 8. Board Comments

### A. Bound Brook Notice

No action was required by the Board.

### B. Middlesex County

The Board Clerk, Karen Wick received the 4<sup>th</sup> quarter Middlesex County Planning Board reports.

### C. E4 Sciences Greenbrook Flood Risk Management- Segment C1

No Action was required by the Board. Member Sweeney informed the Board of the Flood Project as he is also on the Flood Commission.

### D. Middlesex County Mosquito Commission Letter-from Kelly Carey


The Board reviewed the letter from Kelly Carey, Esq. to the Middlesex County Mosquito Commission in regards to reviewing Board applications.

## 9. Public Comments

Vice-Chairperson Anello opened the meeting for public comments, there being none he closed the public portion of the meeting.

There being no further business Member Lowande made a motion to adjourn the meeting at 7:48pm, 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  
April 24, 2019**

**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, Jason Carr, John Sweeney, John Anello, Robert Schueler, Paul Woska, and Frank Ryan.

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

**4. Minutes**

Member Schueler made a motion to approve the March 27, 2019 meeting minutes, seconded by Member Lowande. Vote: All in favor.

**5. New Business**

**Presentation of Redevelopment Study and Preliminary Investigation Report -  
Baekeland Ave.**

Mr. Paul Ricci presented the Redevelopment Study and Preliminary Investigation Report Baekeland Ave to the Board Members and public.

Mr. Ricci stated that the Borough Council had requested the Planning Board study Baekeland Ave- Block 353 Lots 1.01 and 1.02 former Union Carbide Facility to see if it was in need on Non Condemnation Redevelopment.

Mr. Ricci explained the difference between condemnation vs non condemnation.

Mr. Ricci explained that these two properties combined are 30.3 acres and have a potential for redevelopment.

He stated that at the time of the study there were 13 buildings on the site that were vacant.

He stated that he visited the site on the following dates:

- September 6, 2018
- November 21, 2018
- November 28, 2018

He referenced the pictures in appendix F showing vacant buildings on the property.

He stated that the property:

- Has a small portion in the flood zone
- In the industrial zone
- No environmental limitations on the property.

He stated the criteria that he used for evaluation of the property:

- A. Deterioration
- B. Abandonment of Commercial and Industrial Buildings
- C. Public and Privately Owned Vacant Land
- D. Obsolete Site Layout and Design
- E. Under-utilization or Lack of Proper Utilization
- F. Fire and Natural Disasters
- G. Urban Enterprise Zone
- H. Consistency with Smart Growth Planning Principles

He explained why the property met B & H criteria.

He stated the property has abandonment of building; these buildings were built for Dow Research and Development and had blasting rooms. These rooms were almost impossible to renovate.

He stated that the property could be used for years to come as industrial needs are changing and referenced warehousing and online shopping.

He stated that the site would be able to advance the principles in the Borough Master Plan.

Member Schueler asked which area was in flood zone.

Mr. Ricci stated the area closest to River Road and used the map to show the location.

Mr. Ricci stated that the site is now vacant and the buildings have been removed.



He stated that the area in Piscataway directly behind the site is being used for warehousing and that there is a demand for warehousing.

Chairperson Galida opened the meeting to the public for questions.

Rich Rutkowski, 211 Maple St. asked if the property would be residential.

The Board stated that once the recommendation goes to the Council it then has to come back to the Planning Board for Redevelopment changes. The Planning Board would not be recommending any residential zoning for this property.

Mr. Rutkowski asked if the Board knew that Edison Board of Education is suing the Edison Zoning Board of Adjustment.

Member Lowande stated that he was in favor of using the property for warehousing not residential.

Member Schueler made a motion to approve the Resolution Recommending the Governing Body determine that the property identified as Block 353 Lots 1.01 and 1.02 former Union Carbide Facility, as an are in need of Non-Condensation Redevelopment, seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Carr-yes, Member Sweeney-yes, Member Schueler-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

## **6. Board Comments**

### **A.Zero Lot Line Discussion**

Member Carr stated that the Governing Body discussed Ordinance 1925-17 Zero Lot Line. Board Members discussed aesthetics and building safety (firewall). Board Members have concerns; over mismatching roof colors and mismatching color of siding since one side of the house could get updated while the other side did not. Board Members offered to attend a Council Meeting and the Board directed Ms. Carey to send correspondence to the Borough Attorney regarding the Board concerns. The Board still felt this Ordinance should be repealed.

### **B. Green Brook –Rt. 22 Compost Facility**

Chairperson Galida stated that he saw this new business and stated his concerns with odors being so close to Middlesex. The Board was informed that residents would have to contact Green Brook regarding this business.

### **C. Financial Disclosure Forms**

Board Members were reminded that the deadline to file the Financial Disclosure Forms is Tuesday April 30, 2019.

Chairperson Galida stated that he received correspondence stating that the GreenBrook Flood Commission is doing soil borings in Middlesex.

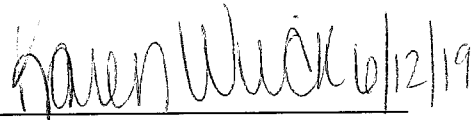
Chairperson Galida opened the meeting to the public.

Rich Rutkowski, 211 Maple. St. asked the Board to explain Zero Lot Line Ordinance. Ms. Kelly Carey explained the Ordinance.

There being no further business Member Anello made a motion to adjourn the meeting at 9:07pm, 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 10, 2019**

**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, Jason Carr, John Sweeney, John Anello, Robert Schueler, Paul Woska, and Frank Ryan.

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

**4. Minutes**

Member Anello made a motion to approve the June 12, 2019 meeting minutes, seconded by Member Lowande. Vote: All in favor.

**5. New Business**

**P2019-02  
Advanced Development Group LLC  
646 Lincoln Blvd/ Mountain Ave  
Block 317 Lots 3, 7 and 14.01**

**Major Preliminary and Final Site Plan  
with Major Subdivision**

Mr. Joseph Paparo stated he is representing Advanced Development Group LLC and briefly summarized the application.

Ms. Kelly Carey duly swore in Mr. Nicholas Netta, Architect.

Mr. Netta stated his education and credentials. The Board accepted Mr. Netta as an expert witness.

Mr. Netta used sheet A101 to show the ground level of the building, the building is a Z shape, has 2,500 sq.ft. of retail space.

Mr. Netta stated the amenities of the building.

Exhibit A4 7/10/19 was entered as colorized floor plan, one bedroom units are green colored and two bedroom units are blue.

Mr. Netta stated that there would be 44 one bedroom units and 19 two bedroom units.

Mr. Netta used sheet A101 to show where the trash room would be located. He stated that trash pickup would be private.

Mr. Netta used sheet A104 to show the roof level and where the access point would be to the roof top garden.

Mr. Netta stated that the mechanical equipment on the roof would be screened and that this roof top garden would be for tenants only.

Board Members questioned what type of restrictions and activities would be allowed.

Mr. Netta stated that there would be lounge chairs/ seating and no grills.

Mr. Netta used sheet 201 to show elevations on the building and the contemporary façade.

Exhibit A5 7/10/19 was entered as colorized rendering of building showing the main entrance to the building.

Mr. Netta used Exhibit A5 7/10/19 to show the vertical segregation and the glass on the ground level

Exhibit A6 7/10/19 was entered as a material board showing the variations of materials and earth tone colors to be used on the building.

Mr. Netta used sheets A201 and A202 to show screening for garage and stated that the screening will be black.

Board Members questioned if the awnings would be cloth.

The Board was informed that there would be cloth awnings for the retail stores.

Board Members reviewed the materials to be used on the building.

The Board was informed of the NJ Transit Easement located on the eastern side of the property.

The applicant informed the Board of the difficulties working with NJ Transit pertaining to the easement.

The applicant introduced a revised layout of the building.

Exhibit A7 7/10/19 was entered as revised drawing A101 showing the change in the building layout.

The Board Engineer and Planner stated that they have not reviewed this change.

Mr. Netta stated that the building has gone from Z shape to a modified H shape.

Mr. Netta stated that there would not be a change in the number of units.

Exhibit A8 7/10/19 was entered as a colorized unit layout using the H shape.

Mr. Netta stated that the revised layout would change the set back from Mountain Ave.

Mr. Netta stated that the building will look smaller with the revised layout.

Mr. Netta stated that there will be storage rooms on each floor and this will address a comment in Mr. Ricci's Planning review letter.

Member Schueler asked how the new layout will affect the covered parking.

The Board was informed that the covered parking would be in the rear of the building.

Mr. Netta stated that with the revised layout of the building the square footage of the some of the units would be increased.

Mr. Netta stated that there would be two bedroom units that would be 1,600 sq.ft.

Mr. Netta stated that there would be one bedroom unit with den area that would be 1,300 sq. ft.

Mr. Netta stated that the 70% ratio of one bedroom units is required and the applicant is at 69.84% and this will be discussed by the Planner.

Mr. Ricci stated that originally the building was mostly brick and now with the vertical segmentation the building meets the intent of the ordinance.

Member Carr asked how the new design of the building affects the park area.

Mr. Netta stated that the park area would be more open.

The Board was informed that the applicant will have a landscape architect testify regarding the park.

The applicant agreed to have benches and trash enclosures installed. The applicant confirmed that instead of 6 unit types there will be 9 unit types for residents to choose from.

Mr. Netta stated that there will be glass windows on the commercial areas of the building on the bottom floor.

Mr. Netta stated that there is now storage on each of the residential units floors.

Mr. Netta stated that the building will have a split system for heat/air for the units, and that the roof top units will be screened.

Mr. Netta stated with the revised building layout more of the parking will now be located in the rear of the building.

Mr. Netta stated that there will be no box signs, there will be a cloth awning for business.

Mr. Netta used sheet A201 to show from grade to 1<sup>st</sup> floor will be 16ft, each floor will be 11ft tall.

Exhibit A9 7/10/19 was entered as sheet A201 showing the heights of each floor of the building.

Mr. Netta stated the building will comply with the 80% requirement of glass coverage, and that the corners of the building will have 90% coverage.

The Board asked about signage for the building, would it have numbers and a name.

Mr. Netta stated that there would be a sign for 646 and possible name "Gramercy"

The Board informed the applicant that there is already another apartment name Gramercy Gardens in Middlesex.

The applicant will change the name.

Member Lowande asked if there would be and affordable housing units in the building to going towards the Borough's affordable housing unit obligations.

The Board was informed that Affordable Housing Units are determined by the Governing Body, that the Governing Body will address in the Redevelopment Agreement with either a fee or units.

Chairperson Galida opened the meeting to the public.

John Madden, 103 Rock Lane, asked about the easement and if the building would be able to be cantilvered over the easement, and asked about the length of time to construct the building.

Mr. Netta stated that the building can't be cantilevered over the easement and the typical building is about 14 to 18 months.

Rich Rutkowski, 211 Maple St. asked about the playground on the roof.

Mr. Netta stated that the manager of the building would set the rules and regulations,, there would be 24hr cameras.

Lori Smeigo, Walnut St. confirmed that there will be 63 units and 134 parking spaces. She stated that the 1 bedroom with a den is two bedroom unit. She asked if the building's gym would be open to the public.

Mr. Netta stated that the gym would only be open to the residents of the building.

Ms. Smeigo confirmed that the building would be 5 stories tall and asked if there are variances for the height being requested. She stated that there is another building already named Gramercy Gardens.

Mr. Netta stated that the building is 5 stories tall and there are no variances for height as the building is in the Redevelopment Zone which allows for 5 story apartment buildings.

Kyle Flood, 351 Grant Ave., thanked the Board Members for protecting the town and asked a question about the buildings amenities.

Mr. Netta stated that the market value will determine the amenities, and explained that there will be a market analysis of comparable properties done by realtors.

There being no more public questions, Chairperson Galida announced that the applicant would be returning on July 24, 2019.

P2018-02  
Layla Transportation  
930 Lincoln Blvd.  
Block 249 Lots 1 and 2

Major Preliminary and Final Site Plan

Mr. Thomas Kelso stated that he is representing Layla Transportation.

Mr. Kelso stated that the property is in the CLW zone and is a permitted use, there are 3 existing variances for setbacks and the applicant is seeking a variance for an 8ft height fence.

Mr. Kelso stated that the applicant is seeking a design waiver regarding lighting.

Mr. Kelso stated that the property has three buildings already on the site, the applicant intends to use the 1<sup>st</sup> building for storage, the 2<sup>nd</sup> building for maintenance and the 3<sup>rd</sup> building as an office.

Ms. Kelly Carey duly swore in Mr. Wael Ahmed, Principle of Layla Transportation.

Mr. Ahmed gave his background and stated that his business provides bus transportation for Middlesex Borough and Piscataway.

Mr. Ahmed stated that there are 3 buildings on the site. He plans on using the 1<sup>st</sup> building as shop/maintenance for big buses, the 2<sup>nd</sup> building will be used for storage (parts used in maintenance) and the 3<sup>rd</sup> building will be used for offices.

Mr. Ahmed stated that when he refers to "shop" he is using this building for oil changes and maintenance. He stated that there will be no paint or body work done at this site.

Mr. Ahmed stated that there will be four office employees (secretaries/human resources) at the site.

Mr. Ahmed stated that there will be up to 80 buses maintained at the site. He stated that buses include the smaller buses and minivans. He stated that there are 7 or 8 types of buses.

Mr. Ahmed stated that the same types of buses are used every day.

Mr. Ahmed stated that there are backup buses that will be stored outside and will only go inside for maintenance.

Mr. Ahmed stated that there will be 30 to 35 buses leaving and coming back.

Mr. Ahmed stated that some buses will be "park out" where the bus driver may take home overnight on school days.

Mr. Ahmed stated that drivers normally come around 6:45 and return around 9:15 then leave again around 1:00-1:30 and will return to the site at 4:00-4:30pm.

Mr. Ahmed stated that the drivers will drive to site and leave with a bus then return the bus and leave for the day. He stated that some drivers carpool.



Mr. Ahmed stated that there are five mechanics at the site. He stated that they carpool and one mechanic picks up the three other mechanics.

Mr. Ahmed stated that the hours of operation are 6:00-6:15am, drivers get to site about 6:30am. He stated that the shop operates from 8am to 4:00-4:30pm. He stated that the bus drivers leave around 4:30pm.

Mr. Ahmed stated that only the shop would be open on the weekends from 8am to 4:30pm. He stated that there will be no buses leaving the site.

Mr. Ahmed stated that he is aware of restrictions on the site due to environmental remediation, the area of the property being remediated is where buses will be stored.

Mr. Ahmed stated that he was recommended to add additional stone in the area where the buses would be stored.

Chairperson Galida asked the applicant if there are other locations for the bus company.

Mr. Ahmed informed the Board that the other locations are on Baekeland Ave and Ethel Road in Piscataway.

Member Carr asked if there would be diesel fuel on the site.

Mr. Ahmed stated that there would not be diesel fuel on the site, the buses would be fueled at gas station.

Mr. Ahmed explained how school buses inspections take place.

Member Ryan asked if the other locations are similar to this site.

Mr. Ahmed stated that the location on Baekeland Ave is similar but has a limited garage.

Mr. Ahmed stated the similar facilities are located at 33 Clawson St and 13 Ethel Rd in Piscataway.

Mr. Ahmed stated that the Baekeland Ave site is shared with two other companies.

Member Anello asked if he would be keeping the Baekeland Ave site.

Mr. Ahmed stated that he would still be using that site for storage.

Chairperson Galida asked how long has the Lincoln Blvd site been vacant.

Mr. Ahmed stated that this site has been vacant for three or four years and used to be used as a glue factory.

Member Schueler asked how many bus drivers would be at the site and where would they be parking their vehicles.

Mr. Ahmed stated that the bus drivers would be parking on the site and then take the buses.

Chairperson Galida opened the meeting to the public.

John Madden, 103 Rock Lane. asked if the applicant needed an ISRA ( Industrial Site Recovery Act).

Mr. Kelso stated that the property is under active remediation and the applicant has a LSRP ( Licensed Site Remediation Professional) that will provide testimony to Board/public.

Mr. Madden asked if the site would be open to the public for oil changes.

Mr. Ahmed stated that the site is not for the public.

Rich Thomassey, 109 Greene Ave., stated that if there are 80 buses and 35 are being used then 45 buses are standing around.

Mr. Ahmed stated that there are 7 or 8 kinds of buses and need two of each kind of bus.

Mr. Ahmed stated that the backup buses are operational.

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

Ms. Kelly Carey duly swore in Mr. Sharif Aly, Engineer.

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

Mr. Aly used sheet 2 of 6 of the site plan to show the existing conditions for Block 249 Lots 1 and 2.

Mr. Aly stated that there are 3- one story buildings on the site, to the left of these buildings is crushed stone/concrete.

Mr. Aly described the location, where driveways are located and there is a chainlink fence.

Mr. Aly stated where the fire hydrant is to be installed.

Mr. Aly stated that the property is 3.6 acres, in the CLW zone and meets the bulk requirements.

Mr. Aly stated that with the consolidation of lots the side variances will be eliminated.

Mr. Aly used sheet 3 of 6 of site plan to show the 7,700 sq ft building that will be used for bus repairs, the 3,748 sq.ft building to be used for storage and 2,019 sq.ft building to be used as an office.

Mr. Aly used sheet 3 of 6 to show ADA parking spaces and additional parking.

Mr. Aly stated that there will be 6 to 8 inches of additional stones added where the buses will be parked.

Mr. Aly stated that there would be 86 buses parked and the size of the parking stalls are 12x 40.

Mr. Aly explained the driveway openings and the 6<sup>th</sup> opening will be eliminated.

Mr. Aly stated that the applicant would install 8ft solid fence along Lincoln Blvd.

Exhibit A1 7/10/19 was entered as a colorized site plan showing parking spaces.

Mr. Aly explained how bus would enter the site and which driveways will be two way.

Exhibit A2 7/10/19 was entered as bus circulation plan.

Exhibit A3 7/10/19 was entered as fire truck circulation plan.

Mr. Aly used Exhibit A2 to explain the lighting for the site.

Member Schueler asked where the fire hydrant will be installed.

Mr. Aly stated that the additional fire hydrant will be installed on Lincoln Blvd before the 5<sup>th</sup> driveway.

Chairperson Galida asked how tall the light poles would be.

Mr. Aly stated that the light poles will be 25ft tall.

Board Members asked about the drainage pattern on the site.

Mr. Aly stated that most of the drainage goes in a northly direction to Lincoln Blvd.

Board Members questioned if there was a storm sewer in the area.

The Board was informed that there is no storm sewer.

Mr. Aly stated that there would be shade trees every 50 ft, and explained where the fencing ends along Lincoln Blvd.

Member Anello asked the height of the buses in relation to fence.

The Board discussed solid fence vs chain link fence.

The Board was in favor a black chain link fence with black slats.

Exhibit A4 7/10/19 was entered as landscaping plan.

The Board discussed crash protection bollards.

Mr. Bucco asked the applicant if buses would be washed at the site.

The Board was informed that the buses would be washed at the site in the repair shop.

The Board announced the applicant will return on August 28,2019.

## **6. Board Comments**

### **A. Zero Lot Line Discussion**

Mr. Ricci requested information from the tax office and has not received any response. This will be put on the next agenda.

## **7. Correspondence**

### **A. Middlesex County Reports**

No Action Required by the Board.

### **B. NJ DEP Notice**

Chairperson Galida announced that he forward the notice to the Governing Body.

Chairperson Galida opened the meeting to the public.

John Madden, 103 Rock Lane, stated he would request a status report be provided to the Borough Council in regards to zero lot line discussion. He asked who would have to pay for the hydrant to be installed at 930 Lincoln Blvd.

The Board stated that the applicant would have to pay for the fire hydrant.

Kyle Flood, 351 Grant Ave. asked a question pertaining to the increase in students from original project at 150 Lincoln Blvd.

Member Schueler stated that there was a net gain of 9 students; some students were already enrolled in the school system.

Mr. Flood asked what the projection for the new apartments was.

Mr. Bucco stated that the Planner has to testify for that application and that would be part of the testimony.

Mr. Flood stated that the property has potential to be aesthetically appealing and asked the Board to ask for shade trades, landscaping and asked the Board Members to make properties as aesthetic as possible for the neighbors. He stated that the property at 150 Lincoln Blvd is not being maintained.

Chairperson Galida announced the next meeting will be July 24, 2019.

There being no further business Member Anello made a motion to adjourn the meeting at 10:38pm, seconded by Member Schueler. Vote: All in favor.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**August 28, 2019**

**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, Jason Carr, 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  
Board Traffic Engineer, Mr. John Jahr

**4. Minutes**

Member Sweeney made a motion to approve the August 14, 2019 meeting minutes, seconded by Member Green. Vote: All in favor.

**5. Old Business**

**P2018-02**

**Major Preliminary and Final Site Plan**

**Layla Transportation and Trailing Inc.**

**930 Lincoln Blvd.**

**Block 249 Lots 1 & 2**

Mr. Thomas Kelso stated that the application left off with the Engineer, Mr. Sharif Ali.

The Board discussed hearing the application due to open violations on this property, the Board decided to hear the testimony as the property taxes were paid but stated that they would not vote on the application.

The applicant agreed and the applicant proceeded.

Mr. Bucco and Mr. Ali continued with the Engineering letter.

Chairperson Galida opened the meeting to the public for questions, there being none the Board continued with the application.

Ms. Kelly Carey duly swore in Mr. Richard Lake, the applicant's LSRP (Licensed Site Remediation Professional).

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

Mr. Lake stated the he was hired by the applicant to ensure compliance with the LSRP on the property. He stated he is not the LSRP for the site. He gave the site history and explained the general cleanup up the site.

Exhibit A5 8/28/19 was entered as survey of the property with areas highlighted in pink to show where contamination was found.

Mr. Lake stated that:

- LSRP recommended gravel to maintain cap of the site, not to excavate the site
- additional gravel would added
- monitoring wells are on the site
- Building #1 would have an Epoxy coating on the concrete floor
- explained the reporting to the DEP
- works for the applicant to ensure correct protections are being followed

Board Members questioned Mr. Lake on the improvements to the parking lot.

Mr. Lake stated that the applicant will follow LSRP recommendations.

Chairperson Galida opened the meeting to the public.

John Madden, 103 Rock Lane had questions regarding LSRP and chemicals/contamination on the site.

Mr. Lake stated he is not the LSRP for the site but hired by the applicant to help applicant comply with the LSRP recommendations.

Emil Vogt, 37 Davis Ave, Piscataway, had questions regarding chemicals and stone/grading of property and stated his concerns, asked if applicant had spoken to consultant for the site Chris Rinker.

Mr. Kelso stated that they have spoken to the consultant and he understood the use of the site.

The Board continued with the application.

Ms. Kelly Carey duly swore in the applicant's architect, Mr. Ragab.

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

Mr. Ragab explained the modifications of the buildings on the site:

- Building #1 to be used for maintenance of the buses, there would be ramp from Lincoln Blvd, enlarge the dock doors and install rolling door in the back of the building, the applicant will comply with fire codes, epoxy on floor to be maintained to comply with LSRP.
- Building #2, there is no proposed work to be done to this building.
- Building#3 to be used as office building, there would be an interior renovation, roof, siding, private office area, small break room, handicapped bathroom to be renovated.
- Explained that the front of the site would be redesigned, vegetation, 6ft high fence with slats

Board Members questioned what could/could not be disturbed in Building#1 due to contamination asked for building elevations to be shown, to have the applicant submit a landscaping plan, questioned the stone coverage.

The applicant will revise the architectural plans to show more details including elevations, doors and also submit a landscaping plan based on questions and comments from Board Members to show more details.

Chairperson Galida opened the meeting to the public.

John Madden, 103 Rock Lane had questions regarding who would overseeing the project in regards to inspectors, monitoring wells and sample collecting

Mr. Bucco explained the process of preconstruction meetings, construction schedules and the role of the Borough Engineer and LSRP in the process.

The questions regarding sample collecting and monitoring wells were answered.

Emil Vogt, 37 Davis Ave, Piscataway asked a question regarding survey.

Mr. Lake answered the question.

The board continued with the application.

Ms. Kelly Carey duly swore in Mr. Charles Olivio, Stonefield Design, 92 Park Ave, Rutherford, NJ.



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

Mr. Olivio stated how he performed the traffic analysis using population growth, trip generation analysis and two year growth using non built construction vs built construction. He concluded the peak times are from 7:30am to 8:30am and from 4pm to 5pm. He explained the site circulation and driveway access. He explained the purposes of the driveway using the site plan starting with the right side and working to the left side. He explained the amount of parking stalls. There would be 45 parking spaces for employees and 86 parking spaces for buses. He stated that there are sufficient parking spaces at the site.

The Board Traffic Engineer, Mr. Jahr stated his assessment and concerns for the site and recommended the removal of one of the driveways.

The applicant agreed to eliminate a driveway and to preparing the operational traffic statement with the arrival periods as part of traffic analysis.

The Board discussed driveways and impact on residents across the street and Board agreed that driveways need to be eliminated.

The applicant agreed to revise site plans with the removal of driveways.

Chairperson Galida opened the meeting to the public.

Emil Vogt, 37 Davis Ave, Piscataway, stated his concerns with traffic /parking due to business at end of Lincoln Blvd.

The Board continued with the application.

Ms. Kelly Carey duly swore in Mike Faller, the applicant's planner.

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

Mr. Faller and Mr. Ricci reviewed the bulk conditions, buffer variance.

There was a discussion of the fencing and slats in the fence, the Board and applicant agreed there would be a 6ft black powder coated chain link fence with slats.

Member Ryan asked if the applicant would consider adding the streetscape lighting, the attorney will discuss with the applicant.

Chairperson Galida opened the meeting to the public.

Emil Vogt, 37 Davis Ave, Piscataway, informed the Board of the fencing he installed along South Ave.

The applicant will revise plans and the application was carried to the October 23, 2019 meeting, no further notice is required.

Mr. Walid spoke to the Board about the violations and taxes.

## **6. New Business**

**P2019-03**

**Pipeline Realty**

**Factory Lane**

**Block 351 Lot 2**

### **Major Preliminary and Final Site Plan**

Mr. Chris Erd stated that he is representing Pipeline Realty for the major preliminary and final site plan. He stated that there are no variances.

Ms. Kelly Carey duly swore in Mr. Scott Rubenstein, Owner of Texas Pipe Supply.

Mr. Rubenstein stated that the site would be used for the steel pipe distribution business; he would be consolidating two sites and moving from East Brunswick to Middlesex.

He stated he intends to build a 125,000 square foot warehouse in Middlesex. He stated he is based out of Houston, Texas and moved to Middlesex in 2002. The business is currently located on Factory Lane between River Rd and Baekeland Ave.

He stated that the site is capped and under DEP oversight, they will knock the old building down and the new building with act as part of the capping.

He stated that the site will store line pipes used for construction; he will be bringing over his workers from the East Brunswick site and have a modern distribution facility.

Due to time the application was carried to the September 25, 2019 meeting, no further notice is required.

## **7. Board Comments**

### **A. Zero Lot Discussion**

The subcommittee meeting will be on September 12, 2019.

## **8. Correspondence**

### **A. Piscataway Zoning Notice**

No action was required by the Board.

**B. Bound Brook Notice**

No action was required by the Board.

**C. DEP Notice-120 Baekeland Ave**

No action was required by the Board.

**D. Resolution to Governing Body- Redevelopment Plan Block 353 Lot 1.01 and 1.02**

Ms. Carey stated that this was the action taken at the last meeting and the Resolution was sent to the Governing Body.

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

Chairperson Galida announced that the September 11, 2019 meeting was cancelled and the next meeting is September 25, 2019.

There being no further business Member Lowande made a motion to adjourn the meeting at 10:40pm, 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  
September 25, 2019**

**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, Jim Green, John Sweeney, Robert Schueler, Paul Woska.

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

**4. Minutes**

Member Green made a motion to approve the August 28, 2019 meeting minutes, seconded by Member Woska. Vote: All in favor.

The Chairperson was informed that the Attorney for the first application was in route to the meeting so the Board started with the other items on the agenda.

**5. Board Comments**

**A. Zero Lot Line Discussion**

Ms. Carey gave a brief summary of the subcommittee meeting, no final decisions have been made.

**6. Correspondence**

**A. Middlesex County June/ July Report**

No action required by the Board.

**7. Old Business  
P2019-03  
Pipeline Realty  
Factory Lane  
Block 351 Lot 2**

**Major Preliminary and Final Site Plan**

Mr. Erd the Attorney's Applicant stated that the applicant will be tearing down the current warehouse and rebuilding a new warehouse.

Ms. Kelly Carey duly swore in Mr. Cerminara, owner of Cermina Architect.

Mr. Cerminara stated his education and credentials.

The Board accepted Mr. Cerminara as an expert witness.

Mr. Cerminara used sheets A1 and A2 to show the buildings elevations, floor plan, explained where the office would be located, where the trucks would enter the site, the building will face Baekeland Ave.

Exhibit H1 9/25/19 was entered as a colorized drawing of the warehouse building.

Mr. Cerminara used Exhibit H1 9/25/19 to show the three tones of grey colors, parapet, overhead doors, bay doors, man door and signage on the warehouse.

The Board questioned the two company names on the signage.

The Board was informed that the owner would answer the question not the Architect.

Ms. Kelly Carey duly swore in Mr. Radim Kucera, the Applicant's Engineer.

Mr. Kucera stated his education and credentials.

The Board accepted Mr. Kucera as an expert witness.

Mr. Kucera used sheet 2 of 15 to show that the property is located in the southwest corner of the Borough, located in the industrial zone, two sides of the property have railroad, showed the borders of the property and that the Factory Lane right of way ends in the middle of the property.

Board Members questioned the applicant regarding the property line and having a gate in the right of way.

Mr. Kucera stated which building would be removed and stated the easterly side of the site is wetlands and will not be developed.

Mr. Kucera stated where the access points to the warehouse were located and there will be a one way traffic flow around the new warehouse.

Mr. Kucera stated that there will be 36 parking spaces to serve the property, there are 16 employees now and 5 more will be added. There is room on the property to add more parking spaces in future, the way the site is proposed there will be less impervious coverage.

Mr. Kucera stated the hours of operation are warehouse/yard 7:30am to 4:30pm. The office hours are 8am to 5pm.

Mr. Kucera stated that there will be indoor and outdoor storage of the pipe racks.

Mr. Kucera stated that there would be a check in point for delivery drivers to stop when they enter the site.

Mr. Kucera reviewed the grading and utilities of the site using sheet 4 of 15.

Mr. Kucera stated where the sanitary sewer line is currently and a lateral will need to be installed to connect to the new warehouse, they are discussing with the MUA.

Mr. Kucera stated that the current retention basin will be enlarged and refitted.

Mr. Bucco stated that the Borough is reviewing the sanitary sewer system and also traffic in this area.

The applicant will send a letter detailing traffic analysis to include Mr. Kucera traffic counts.

The applicant will comply with the Fire Marshal comments.

Member Woska asked how large would the detention basin be expanded.

The Board was informed that the basin would be expanded by 1/3.

Mr. Kucera stated that the 2 handicapped parking spaces would be located on the south side.

The applicant has already applied to Freehold Soil for permits.

Mr. Kucera stated where the lights would be located.

Exhibit H2 9/25/19 was entered as colorized sheet showing the proposed warehouse building in yellow and the green area is wetlands.

Mr. Ricci asked about additional screening since across the railroad is a new apartment building being constructed.

Exhibit H3 9/25/19 was entered as revised landscaping plan with additional landscaping along the railroad, shows parking, and the dumpsters with screening.

The applicant will work with Mr. Ricci regarding the types of trees to be planted; there will be a two year maintenance bond.

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

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

Ms. Kelly Carey duly swore in Mr. Richard Werner, the applicant's LSRP (Licensed Site Remediation Professional). He is not the LSRP for the site.

Mr. Werner stated his education and credentials.

The Board accepted Mr. Werner as an expert witness.

Exhibit H4 was entered as existing monitoring well locations.

Mr. Werner gave the site history and stated the Mr. Ted Toskgroves is the LSRP for the site.

Mr. Werner stated where the wells are located on the property, he has been in contact with NJDEP and the LSRP to determine which wells can be abandoned at the site.

Mr. Werner explained how wells are abandoned and how the site will be capped.

Exhibit A5 was entered as well location map.

Mr. Werner stated that the applicant will obtain necessary NJDEP approvals, there will be a deed notice, remediation plan and soil remediation plan, the cap will be put on and the building footprint and additional two foot of fill will be capping for the site.

Mr. Werner explained how the air will be tested and always monitored at the site; reports will be submitted to Borough Engineer, LSRP as recommended by Mr. Bucco.

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

Ms. Kelly Carey duly swore in Mr. David Luzzi, Branch Manager.

Mr. Luzzi stated that he is on the site every day, hours of operation, and truck circulation.

Member Schueler asked a question regarding traffic and Baekeland Ave.

Mr. Luzzi stated that Baekeland Ave is a two way and trucks will enter their site and there will be a one way loop around the warehouse.

Mr. Luzzi stated that the smaller pipes will be stored inside the warehouse and the larger pipes will be kept outside, they will try to keep as much as possible inside.

Chairperson Galida asked about the two companies.

Mr. Luzzi stated that Texas Pipe and Dodson Global are owned by the same owner but they are two divisions.

Mr. Luzzi stated that no customers come to the site, they are wholesale distributor, there would be 21 employees, hours of operation are 7:30am to 3:30 for the yard, 7:30am to 4:30pm for the warehouse and the office is open until 5pm.

Mr. Luzzi was asked if trucks would be washed at the site, he informed the Board there would not be truck washing at the site.

Mr. Kucera and Mr. Bucco reviewed the Najarian Engineering letter dated July 23, 2019.

The Board asked Mr. Luzzi what the purpose of the gate was on the property.

Mr. Luzzi stated that the gate has always been there maybe to stop traffic from coming thru to property.

Mr. Scott Rubenstein, owner stated that they have owned the property for 17 years and the gate was there since before they owned the property.

Mr. Bucco stated that a no outlet sign could be added and the fence would need to be moved.

The Board asked questions regarding fuel tank on property.

Mr. Luzzi stated that the fuel tank holds diesel fuel, steel and is double walled and the Fire Marshal inspects yearly.

The applicant agrees to have a note added to the plan with manufacturing specs, installation guidelines and crash protection.



The Board continued with the Najarian Engineering report. The applicant agreed with the tree replacement plan, revised landscaping plan, the applicant will not have a sprinkler system due to contamination, and a note will be added to the plan for maintenance.

The Board reviewed the Ricci Planning Report; no hazardous materials will be in the warehouse.

The applicant will work with the Board Planner to have buffer area and the outdoor storage area will be screened.

The applicant will comply with the signage ordinance.

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

Member Lowande made a motion to approve the site plan with conditions, subject to every condition listed on tape, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Schueler- abstain, Member Woska-yes. Motion passed.

**P2019-01**

**Major Preliminary and Final Site Plan**

**822 Lincoln Blvd LLC**

822 Lincoln Blvd  
Block 286 Lot 5

Don Whitelaw stated he is representing the applicant, due to the late hour he requested to be carried to a future meeting.

The application will be carried to October 23, 2019. The applicant will not have to re-notice.

There being no further business Member Lowande made a motion to adjourn the meeting at 10:28pm, seconded by Member Woska. Vote: All in favor. Meeting adjourned.

  
Secretary

  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
October 9, 2019**

**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, Jason Carr, John Sweeny, John Anello, Robert Schueler, Paul Woska and Frank Ryan.

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

**4. Minutes**

Member Green made a motion to approve the September 25, 2019 meeting minutes, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida-yes, Jim Green-yes, Jason Carr-yes, John Sweeney-yes, John Anello-abstain, Robert Schueler-yes, Paul Woska-yes, Franky Ryan-abstain. Motion approved.

**5. Old Business**

**P2019-02**

**Major Preliminary and Final Site Plan**

Advanced Development Group LLC  
646 Lincoln Blvd/ Mountain Ave.  
Block 317 Lots 3,7,14.01

Mr. Paparo gave a brief summary of the previous meetings and previous changes. He stated that the NJ Transit is still in the process of reviewing their application.

Chairperson Galida asked if there was an update on the sewer upgrades.

Ms. Carey stated that it would be put into the Developer's Agreement between the developer and town.

Mr. Thomas Olenik, previously sworn in, stated that any outstanding items on the Najarian Review letter last revised 10/4/19 are post approval items and the applicant will comply.

Mr. Olenik stated that the storm water reported was revised, the project will release less runoff than what is currently being released, and the water will be sent along Mountain Ave to enter the storm system.

Member Woska asked a question regarding storm water runoff to Lincoln Blvd.

Mr. Olenik stated that it is best to pipe it because you don't want the water to create an ice condition by sending the water to Lincoln Blvd, the amount of water will be reduced.

Mr. Bucco stated that the system is a controlled pipe system.

Member Woska stated his concerns with flooding on First St and Seventh St.

Member Anello asked a question regarding gallons per hour being released.

Mr. Olenik stated that currently the run off from the site is 8.9 cubic feet per second, once the storm water system is in effect then the run off from the site is reduced to 7 cubic feet per second. The system can hold 100,000 gallons of water that will be controlled runoff to release onto Mountain Ave to sewer system to Bound Brook River. The end result would be less flow and less volume to the Bound Brook River.

The Board continued with the application.

Mr. Matthew Seckler, previously sworn in, Stonefield Design, explained the design changes using Sheet #1 of plan set submitted 9/26/19.

Mr. Seckler explained that one driveway was removed on Mountain Ave; this driveway will be a right only ingress and egress.

Mr. Seckler explained that the driveway closest to the light on Lincoln Blvd will be a right egress only. The driveway furthest away from the light on Lincoln Blvd will full movement driveway.

Mr. Seckler explained the site circulation; the residents will park in the rear of the site in an assigned spot, entering the gated parking area with a key fob. Residents will be able to enter the building from the rear because a rear elevator has been added to the building. There will be 64 individual parking stalls and 29 tandem parking stalls for a total of 93 parking spaces in the rear. The north of the site will have the overflow and visitor parking. He stated that there will be 137 parking spaces on the site, 134 spaces are required.

The applicant will improve the ADA crossings on Lincoln Blvd, pushbuttons and ramps and repave Mountain Ave.

Mr. Seckler explained the circulation patterns for emergency vehicles, there will be a no parking fire lane marked.

The loading zone will be located on the western side of driveway.

Mr. Seckler stated that most of the parking spaces are covered by the building and explained where snow could be stored. The applicant will take the snow when it can't be stored on site.

Mr. Seckler stated that the applicant has already agreed to post operation traffic study.

Mr. Bucco asked how the emergency vehicles would be able to exit the site.

The applicant will chain the one driveway that can be removed for emergency vehicles.

Mr. John Jahr stated that the applicant made significant changes to the site plan by adding the elevator, the residents will want to park in the rear of the site because they can access the building from the elevator.

Mr. Jahr stated his concerns with tandem parking spaces and asked questions regarding these spaces.

Mr. Seckler stated that there would be 29 tandem spaces, 58 vehicles would be able to park in these spaces. Mr. Skeckler stated that there are 93 parking spaces behind the gate. He stated that by using the ITE (Institute of Transportation Engineers) standards the project would only need 93 parking spaces for the entire site. He stated that there are 19-two bedroom apartments assigned to the tandem spaces, 10 tandem spaces would be assigned to one bedroom units with two vehicles. He stated that there are 137 parking spaces on the site, 93 of the spaces are located in the gated parking area, and 44 parking spaces will be outside the area and to be used for overflow. He stated that the residential and retail will have different peak hours.

Mr. Jahr asked if how many spaces would be on the site if the tandem parking spaces are only counted as one parking space.

Mr. Seckler stated that there would be 108 parking spaces if the tandem parking spaces are only counted as one space.

Mr. Jahr asked about curb height for emergency vehicles.

The applicant will have metered curb heights for emergency vehicles.

Chairperson Galida asked a question regarding front and side yard setback and parking on the site.

Mr. Ricci confirmed that no variance was needed and the frontage would be on Lincoln Blvd. and Mountain Ave will be side yard.

Chairperson Galida stated that he felt the sight was being jammed, overcrowded and asked if there was any additional land that could be purchased.

The Board discussed parking spaces by the park, since DPW would need to have access to the park.

Member Schueler asked a question regarding the design of the park, if the applicant would be designing.

The Board reviewed sheet LS101 Landscaping around the Lincoln Park.

Member Lowande stated that if the Board allows tandem parking at this site; he doesn't want to set a precedent in the Borough.

Mr. Ricci stated his concerns with the length of the drive isle.

Member Woska stated that there has been parking issues with other Lincoln Blvd developments and the town does not want the same problems again.

Ms. Kelly Carey duly swore in Mr. Mark Phillips, Managing Member of Philips Asset Management.

He stated that his company's experience with managing apartments. He stated that apartments in Westfield and Garfield use tandem parking.

He stated that his management company would have 24/7 live in superintendent on site, an office manager, they would be assigning move in/out and assigning parking spaces, and making sure residents know and follow procedures.

Member Carr asked about snow removal procedures.

Mr. Phillips stated that snow can be trucked away.

Member Sweeny asked about shuffling of vehicles with tandem parking spaces.

Mr. Ricci reviewed the Borough Ordinance 248-17 (B) (1) (C) in regards to parking.

**(c)**

All parking spaces shall connect to an on-site driveway.

The ordinance does not address tandem parking spaces.

Nicholas Netta, applicant's Architect (previously sworn in) stated that the trend for parking is either tandem or vertical.

Exhibit A11 10/9/19 was entered as colorized picture of the Lincoln Park as a hardscape park with lighting and seating.

The Board continued with the Najarian Engineering letter dated October 4, 2019.

A condition regarding sewers would need to be added to Resolution. The Borough is conducting a sewer study. The applicant needs to provide sewer flows. Applicant agreed to show mill and overlay on site plan. The applicant testified regarding ADA compliance. The applicant agreed to all comments regarding lighting plan. The applicant agreed to ADA comments. The applicant agreed to striping and signage comments. The applicant agreed to drainage comments. The applicant agreed to the Tree Replacement Fund. The applicant agreed to the map filing law. The applicant agreed to comments regarding materials and colors of sidewalks. Mr. Seckler testified on revised plans eliminating design waivers. The applicant is requesting a technical deviation regarding one bedroom. The applicant is at 69.84% where 70% is required. Subdivision is required for the park parcel. The applicant will be using the material as identified in Exhibit A6, and the applicant will comply with striping. The deviation for vines and ground covering has been removed since plan revised.

Ms. Kelly Carey asked a question regarding the height of the residential floors.

The height of the entire building complies with the Redevelopment plan, two floors are less than required and two floors are a deviation.

Ms. Carey asked a question regarding the parking spaces by the park.

Member Schueler suggested leaving the parking spaces in by the park.

Member Sweeney stated his concerns with the tandem parking, problems with ingress/egress driveways.

Member Green asked a question regarding fire hydrants.

The applicant will add a fire hydrant in the front and rear of the property as required by the Fire Marshal.

Member Sweeney asked a question regarding the storm water retention system.

Mr. Seckler answered the storm water retention system.

Member Anello asked if there would be two parallel pipes.

Member Lowande asked a question regarding the flow of the water.

Member Woska stated his concerns with the floodplain and the Bound Brook River.

Member Anello asked if after the project is built will there be a study done regarding the runoff.

Mr. Bucco stated that the applicant would be required to file reports every year with NJ DEP since this it's a major development.

Mr. Olenik stated that the number is being reduced below 7.

Member Sweeney asked about the status of the Borough's sanitary sewer study.

Mr. Bucco stated that the Borough is still conducting the study and would be distributed to the applicant.

Chairperson Galida opened the meeting to the public for questions.

John Madden, 103 Rock Lane, asked if the transportation facilities on Lincoln Blvd were included in the traffic study.

Mr. Seckler stated that 930 Lincoln Blvd. was included in the study and explained number of trips.

Rich Rutkowski, 211 Maple St. asked questions regarding variances, water flow, traffic, snow storage, and park.

Mr. Rutkowski questions were answered by the applicant.

Mr. Bob Edwards, 243 Hazelwood Ave, asked questions regarding pets, retail parking spaces, traffic, park, height, fire suppression system.

Mr. Edwards questions were answered by the applicant.

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

Mr. Paparo summarized the application.

Member Anello stated that the area needs to be cleanup, the Redevelopment Plan has been revised multiple times, and parking requirements have been increased and would be a benefit to the Borough.

Chairperson Galida stated that this was a high end project and disagreed with parking and felt that the parking standards are not met.

Member Sweeney stated his concerns that the size of the building was too big for the site.

Member Schueler stated that the applicant met the parking regulations, and the applicant would be upgrading Mountain Ave.

Member Ryan stated his concerns with the hardscape park and parking concerns.

Member Lowande stated the project was too big for the property.

Chairperson Galida opened the meeting for public comments.

Rich Rutkowski, 211 Maple St, stated the reasons he was not in favor of the application.

Bob Edwards, 243 Hazelwood Ave, stated his concerns regarding parking.

Emil Vogt, 37 Davis Ave, Piscataway, stated his reasons why he was in favor of the project.

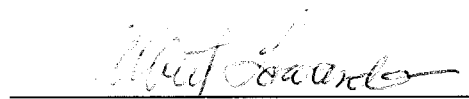
There being no further comments, the Board continued with the application.

Member Schueler made a motion to approve the application with the seven design deviations and 26 conditions agreed to by the applicant, seconded by Member Anello. Vote: Member Lowande-no, Chairperson Galida-no, Member Green-abstain, Member Carr-no, Member Sweeney-no, Member Anello-yes, Member Schueler-yes, Member Woska-no, Member Ryan-no. Vote: 6-no, 2-yes. Motion failed.

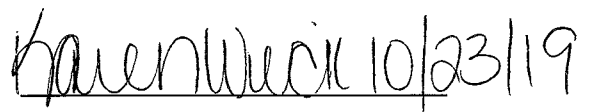
Chairperson Galida opened the meeting to the public, there being no public comments he closed the public portion of the meeting.

Chairperson Galida announced the next meeting date October 23, 2019.

There being no further business Member Woska made a motion to adjourn the meeting at 11:25pm, 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  
October 23, 2019**

**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, Jim Green, Jason Carr, John Sweeny, John Anello, Paul Woska and Frank Ryan.

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

**4. Minutes**

Member Anello made a motion to approve the October 9, 2019 meeting minutes, seconded by Member Woska. Vote: All in favor. Motion passed.

**5. Old Business**

**P2019-03**

Pipeline Realty  
Factory Lane  
Block 351 Lot 2

**Memorialize Resolution**

Member Lowande made a motion to adopt the Resolution, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Carr-yes, Member Sweeny-yes, Member Anello-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

**6. New Business**

**P2019-01**

822 Lincoln Blvd LLC  
822 Lincoln Blvd  
Block 286 Lot 5

**Major Preliminary and Final Site Plan**

Mr. Donald Whitelaw stated he is representing the applicants.

Mr. Whitelaw stated that the property is owned by Kevin and Lori Sempervive, located in the CLW zone, will be used as a warehouse, storage and maintenance yard for K & J Maintenance Corp.

Mr. Whitelaw stated that the site will be utilized for the storage of bulk materials, vehicles and equipment, there will be warehouse storage and no retail or wholesale at the site.

Mr. Whitelaw stated that the hours of operation will be 7am to 6pm Monday through Saturday. He stated that K & J Maintenance Corp does snow plowing in the winter months so the site will be used when there is snowfall.

Mr. Whitelaw stated that the building is set far back, the front of the site will be used for parking and side yard for storage bins, there will be fencing and buffering, the interior of the building will be renovated, broken windows will be replaced.

Mr. Whitelaw stated that the tenant KI Enterprises (Restaurant Supply Co) will remain, the business is not retail.

Mr. Whitelaw stated that the site is in poor condition, the sidewalk is in disrepair and currently there is no landscape buffering.

Mr. Whitelaw stated that variances required are for the storage in the side yard, the solid fence, parking and storage areas should be grass. He stated the design waivers were for parking, curbs, lighting.

Ms. Kelly Carey duly swore in the Applicant's Engineer Brett Skapinetz. He stated his education and credentials. The Board accepted Mr. Skapinetz as an expert witness.

Ms. Kelly Carey duly swore in Mr. Jeff Marsden of Najarian Engineering. He stated his education and credential. The Board accepted Mr. Marsden as an expert witness.

Exhibit A1 10/23/19 was entered as an aerial view of the site.

He stated that the building was built in the 1940's and is a partial 2 story masonry building.

Exhibit A2 10/23/19 was entered as survey of the site prepared by Salvatore Miklowcic.

Mr. Skapinetz addressed the zoning officer's comments regarding removal of the trees.

Exhibit A3 was entered as a colorized rendering of the site/landscaping plan.

Mr. Skapinetz used Exhibit A3 to show that the two driveways will remain, the curbing/driveway apron will be improved, and a brand new sidewalk is proposed, along property there will be a fence to provide a solid screen. The solid fence would be in the front and in the rear of the property there would be a chain link fence.

The applicant is now proposing a 6ft decorative metal "pool fence" so then the landscaping will be seen.

Mr. Skapinetz stated that:

- The area in back of the building will remain gravel and the rest of the parking area in the front will be paved.
- There will be 20 striped parking spaces, 14 parking spaces are required for the office, 2 employees will be at the site and 2 or 3 spaces for the other tenant.
- Western side of the building would have tenant.
- Landscaping will be added in front of building.
- Ramp to be added to stairs in front of building for ADA compliance.
- Storage bins will be size of a parking stall 12x20.
- Landscaping will include a staggered row of evergreens with a 2ft berm.
- Eastern side of the building will be used for maintenance of vehicles.
- Eastern side of the building will have improvements ramps and stairways fixed.
- There will be no tractor trailers on site.
- The building has all utilities.
- Applicant will upgrade lighting, there will be building mounted fixtures.
- Applicant is asking for a waiver for light intensity, there will be no impact to neighbors.
- There is no free standing sign proposed, applicant will comply will sign ordinance.
- Site is mostly packed gravel the storm water collection system will tie into county collection system and meet flow conditions.

The Board reviewed the Najarian Engineering letter dated 7/24/19.

Exhibit B1 10/23/19 was entered as Ms. Barrie Palumbo's memo to the Planning Board regarding tree removal.

The applicant reviewed the tree replacement ordinance with the Board and will be replanting trees.

Mr. Whitelaw stated that the site has a No Further Action Letter and gave a history of the site.

The hours of operation were stated as 7am to 6pm Monday through Saturday, snow removal to be allowed.

The dumpster will be screened and the applicant will schedule with private hauler to be emptied as necessary.

The applicant stated that there will be no washing of vehicles inside or outside the building.

The storage bins were described as 2 x 4 masonry concrete blocks and will be used for storage for mulch, stone, sand and topsoil.

Applicant will store equipment (bobcats) in the back of the building and will provide the dimensions of the vehicles.

Exhibit A4 10/23/19 was entered as colorized floor plan.

Mr. Skapinetz used Exhibit A4 to show new tenant space, new ramp, door and ADA compliant bathroom.

The applicant will add bollard by the 2 ramps on the east side of the building.

Member Green asked a question regarding fire truck access and fire hydrants.

Chairperson Galida read the Fire Marshal and Police Department memos into the record.

The Board reviewed the landscaping.

Member Anello questioned if the sidewalk to be replaced is the entire length of 293ft.

The applicant stated that they will replace the entire length of sidewalk except the driveway apron.

The applicant agreed to chain link fence with vinyl black coating along sides and rear of property.

Mr. Ricci asked if there would be irrigation for the landscaping.

The applicant will provide irrigation for the landscaping.

The Board asked if the gates would be open at night.

The applicant will have the gates open during the day and closed at night.

The applicant will screen the dumpster with a board on board fence and also install bollards to protect the fencing.

The applicant is proposing to install 47 new trees.

Mr. Ricci clarified that the 2ft burm and irrigation be added to the site plan.

The Board asked if the building would be power washed, and there was a discussion of TCO in order for the applicant to use site.

The applicant informed the Board that the area in back of the building for outdoor storage would be grass pavers.

The Board confirmed that the aluminum metal fencing would be used and the gates would be aluminum metal fencing with narrower spacing.

The applicant agreed to work with the professionals with the conditions.

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

Member Carr made a motion to approve the application with the conditions stated, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Carr-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-yes. Motion approved.

## **P2019-02**

## **Continuation**

**Layala Transportation and Trailing Inc.  
930 Lincoln Blvd.  
Block 249 Lots 1 & 2**

The applicant requested to be adjourned to the December 11, 2019 meeting. The applicant will not have to re-notice.

### **7. Public Comments**

Chairperson Galida opened the meeting to the public.

Joseph Paparo, Attorney for Advanced Development Group LLC, 646 Lincoln Blvd. Stated that the applicant is revising the plans for apartments, eliminating the tandem parking spaces and reducing the number of units and will be submitting a new application.

The Board took a straw poll regarding if these would be significant changes. Ms. Kelly Carey explained res judicata. The Board agreed that these would be significant changes and also encouraged the applicant to listen to the Board Members comments made throughout the previous hearing because the denial was not just based on parking.

### **8. Board Comments**

**A. Zero Lot Line Discussion**

The Subcommittee picked the week of December 2, 2019 to meet again.

**B. Redevelopment Plan Discussion**

The Board discussed that tandem parking should be prohibited and added to the Plan as soon as possible and also added to the Borough ordinance.

**C. Adoption of 2020 Planning Board Calendar**

Member Anello made a motion to approve the 2020 Planning Board Calendar, seconded by Member Lowande: Vote: All in favor.

Chairperson Galida announced the next meeting will be November 13, 2019.

There being no further business Member Anello made a motion to adjourn the meeting at 10:49pm, seconded by Member Woska. Vote: All in favor. Meeting adjourned.

  
Secretary

 11/13/19  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
November 13, 2019**

**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, John Sweeney, Robert Schueler, John Anello, Paul Woska, Jason Carr, Jim Green, Frank Ryan.

Also in attendance: Board Attorney, Ms. Kelly Carey  
Board Planner, Mr. Paul Ricci (8:25pm)

**4. Minutes**

Member Anello made a motion to approve the October 23, 2019 meeting minutes, seconded by Member Sweeney. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Sweeney-yes, Member Schueler-abstain, Member Anello-yes, Member Woska-yes, Member Carr-yes, Member Green-yes, Member Ryan-yes.

**5. Old Business**

**P2019-02**

Advanced Development Group LLC  
646 Lincoln Blvd/ Mountain Ave.  
Block 317 Lots 3,7,14.01

**Memorialize Resolution of Denial**

Member Lowande made a motion to approve the Resolution of Denial, seconded by Member Woska. Vote: Member Lowande-yes, Member Galida-yes, Member Sweeney-yes, Member Woska-yes, Member Green-abstain, Member Ryan-yes. Member Schueler and Member Anello did not vote. Motion passed.

**P2019-01**

**822 Lincoln Blvd LLC**

822 Lincoln Blvd.  
Block 286 Lot 5

**Memorialize Resolution**

The Board reviewed the Resolution and then asked for the page 4 of the minutes to be changed to be consistent with the Resolution. The sentence shall now read as: The applicant agreed to chain link fence with vinyl black coating along sides and rear of the property.

Member Lowande made a motion to approve the Resolution with the change is section (n) to read to gate with have spacing per code, seconded by Member Anello. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Sweeney-yes, Member Schueler-abstain, Member Anello-yes, Member Woska yes, Member Carr-yes, Member Green-yes, Member Ryan-yes. Motion passed.

## **6. Correspondence**

### A. Langan Engineering NJ DEPT Letter

No action is required by the Board.

## **7. Board Comments**

### A. Tandem parking

Member Anello made a motion to approve Resolution with amendment of multi- family dwellings, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Sweeney-yes, Member Schueler-yes, Member Anello-yes, Member Woska-yes, Member Carr-yes, Member Green-yes, Member Ryan-yes. Motion passed.

## **8. Subcommittee Formation to review RFP's**

Chairperson Galida, Member Green and Member Ryan agreed to be the subcommittee to review RFP's.

Chairperson Galida opened the meeting to the public.

Rich Rutkowski, 211 Maple St, asked questions regarding Advanced Development Group, 646 Lincoln Blvd. and the public session from October 23, 2019.

The Board discussed with Mr. Rutkowski what had happened at the previous meeting.

Rich Thomasey, 109 Greene Ave, asked if the EDAC (Economic Development Advisory Committee) was invited to the meeting.

The Board responded that this was a public meeting that anyone could attend.

At 8:25pm the Board took a brief recess.



Upon returning from recess at 8:32pm, roll call was taken with all Board Members still present.

Mr. Ricci started the presentation of Redevelopment Plan change:

- including elimination of tandem parking, defining what a parking space is.
- warehouse where the salvage yard had been located off of Mountain Ave.
- sub zone had been created in Block 318, with the frontage facing Mountain Ave.
- access to warehouse off of William St. to eliminate truck traffic on Mountain Ave/Lincoln Blvd.
- discussion of secondary roadways such as William St connecting to Cedar Ave (this is not allowed by DEP due to wetlands)
- discussion of concept plan of warehouse site that would have 318,000 sq. ft. of warehouse, used Appendix 5.0 Sub-Area A map (page 124) to explain layout of site.
- Discussion of municipal facilities at the site

At 9:07pm the Board took a brief recess.

Upon returning from recess at 9:16pm, roll call was taken with all Board Members still present.

The Board discussed warehouse and municipal zone, strengthening buffer requirements, the industrial history of the site, ratables for town, economic impact, consistent with the master plan.

Chairperson Galida opened the meeting to the public for questions.

Rich Thomasey, 109 Greene Ave., commented that the Redevelopment Plan has no active/passive recreational facilities.

Mr. Ricci asked what types of facilities was he thinking of?

Mr. Thomasey stated a skateboard park or train watching area.

Member Anello asked who would buy land to build these recreational spaces.

Mr. Thomasey asked about impact fees per apartment to cover fees, sewer system, and school fee based on bedrooms, size of building maximum 3 to 4 stories.

Board explained that many of these suggestions would be in the Developer's agreement with the town.

Member Schueler stated that originally the 9 acres on Mountain Ave by the church was designated for a park but the site has not been cleared by the NJ DEP.

Mr. Thomasey stated he would like to see more recreation in the plan. Member Woska stated he would like to see more open space.

Member Anello suggested that the Board add to the plan applicant provide 10% of the lot as usable open space to the public.

The Board discussed changing the height of buildings in the Redevelopment Area.

Member Anello suggested that the maximum height be four floors, no retail, parking be allowed under the building, footprint of the building be limited to 70% of the site, 10% of the lot as usable open space to the public.

Mr. Ricci questioned if the Board wanted to get rid of five story buildings.

Members Green, Woska, Lowande, Chairperson Galida were in favor of a smaller building.

The Board discussed retail and parking on the first floor, deciding to add the language optional but not required for retail, parking on first floor or below ground.

Member Anello made a motion to add to the Planning Board Resolution Recommending Revisions to the Lincoln Blvd Redevelopment Plan for the Transition Zone Sub Area-A and other revisions adding the building footprint limited to 70% of the lot, height limit of in the Redevelopment Area reduced to 4 stories, required to provide 10% of the lot as open space, mixed use optional but not required- parking allowed on first floor and below ground and parking below ground would be counted as one of the floors, seconded by Member Schueler. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Sweeney-yes, Member Schueler-yes, Member Anello-yes, Member Woska-yes, Member Carr-yes, Member Green-yes, Member Ryan-yes. Motion passed.

Chairperson Galida opened the meeting to the public.

Rich Rutkowski, 211 Maple St., thanked the Board.

John Madden, 103 Rock Lane, asked a question regarding quiet title action in regards to the Lincoln Statue Park.

Ms. Carey briefly explained the process.

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

Andrew Galida (kw)  
Secretary Chairman

Karen Wick 11/27/19  
Karen Wick, Board Clerk

**Middlesex Borough Planning Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
November 27, 2019**

**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- Andy Galida, Jim Green, John Sweeney, John Anello, Robert Schueler, Paul Woska, and Frank Ryan.

Also in attendance: Board Attorney, Ms. Kelly Carey  
Board Engineer, Bob Bucco

**4. Minutes**

Member Sweeney made a motion to approve the November 13,2019 meeting minutes, seconded by Member Schueler. Vote: All in favor. Motion passed.

**5. New Business**

A. Discussion of Introduced Borough Ordinance

**1983-19 AN ORDINANCE PROVIDING FOR  
THE ESTABLISHMENT OF A 9-MEMBER  
MIDDLESEX BOROUGH PLANNING BOARD  
AND FOR THE PLANNING BOARD TO ASSUME ALL  
OF THE POWERS, DUTIES AND RESPONSIBILITIES  
OF THE MIDDLESEX BOROUGH ZONING BOARD OF ADJUSTMENT**

Chairperson Galida read the ordinance into the record.

The Board discussed:

- Pro's and Cons of a combined board
- New Members will need to listen to tapes of application's carried
- Limitations of Class I and Class III members

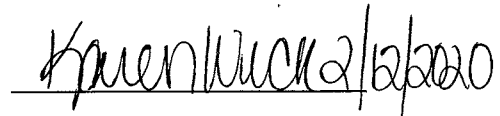
- Appointments are done by Mayor
- Conflicts
- Last 3 years of Zoning Board applications
  - 2017 -1 application
  - 2018- 0 applications
  - 2019- 3 applications
- Notification to current Board Members

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 Anello made a motion to adjourn the meeting at 8:16pm, seconded by Member Woska. Vote: All in favor. Meeting adjourned.

Respectfully submitted

A handwritten signature in black ink that reads "Karen Wick" followed by a date "2/12/2020". The signature is written in a cursive style and is positioned above a horizontal line.

Karen Wick, Board Clerk