

Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
January 13, 2016

1. Call to Order

Board Clerk, Karen Wick called the meeting to order at 7:33 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, Michele Tackach, Paul Woska and Frank Ryan.

4. Reorganization

A. Election of Planning Board Officers

1. Chairperson

The Board Clerk asked for nominations for this position.

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

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 Tackach-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

The gavel was given to Chairperson Galida.

2. Vice Chairperson

Chairperson Galida asked for nominations for this position.

Member Lowande nominated Paul Woska 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 Tackach-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

3. Secretary

Chairperson Galida asked for nominations for this position.

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

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

B. Appointment of Board Attorney

The Subcommittee recommended DiFranseco, Bateman, Coley from the 2 RFP's received for the Attorney Position.

Member Schueler made a motion to appoint DiFranseco, 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 Tackach-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

C. Appointment of Board Planner

The Subcommittee recommended Ricci Planning from the 2 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 Woska. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney- yes, Member Tackach-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

D. Appointment of Board Engineer

The Subcommittee recommended Najarian Associates from the 2 RFP's received for the Engineer Position.

Member Green made a motion to appoint Bob Bucco of Najarian Associates as the Engineer 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 Tackach-yes, Member Woska-yes, Member Ryan-yes.
Motion passed.

E. Recording Secretary

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

G. Approval of 2016 Meeting Schedule

Member Schueler made a motion to approve the 2016 Meeting Schedule as presented, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney- yes, Member Tackach-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

H. Approval of Regulations

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

I. Approval of Official Newspaper

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

4. Approval of Minutes

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

5. Board Member Comments

Chairperson Galida welcomed Member Ryan back onto the Board and updated Member Ryan on previous applications.

The Board was also reminded of the end time for meetings.

6. Public Comments

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

There being no further business Member Lowande made a motion to adjourn the meeting at 8:17pm, seconded by Member Schueler. Vote: All in favor. Motion passed.

Secretary

Karen Wick, Board Clerk

Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
January 27, 2016

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

Also in attendance were Board Attorney, Ms. Kelly Carey.
Board Engineer, Mr. Bob Bucco
Board Planner, Mr. James Kyle

Ms. Carey swore in new members Robert Schueler, Frank Ryan, Paul Woska and Jim Green.

Ms. Carey swore in James Kyle, Planner. Mr. Kyle stated his education and credentials.

5. Minutes

Member Lowande made a motion to approve the January 13, 2016 meeting minutes, seconded by Member Schueler. Vote: All in favor. Motion passed.

6. New Business

P2015-09

Minor Site Plan

Hortencia Jaco Damiani

443 Union Ave

Block 107 Lot 7

Chairperson Galida announced that the application would not be heard this evening and the application has been continued to the February 10, 2016 meeting.

**P2015-11
Morris Fairmount Associates Urban Renewal
116 South Ave
Block 287 Lot 15**

Preliminary and Final Major Site Plan

Mr. Tripp stated that he is representing the applicant Morris Fairmount Associates Urban Renewal LLC.

Mr. Tripp stated that the applicant is redeveloping an area in Newark which includes the current site of Delisa Pallet Corporation.

Mr. Tripp stated that there is an agreement between Morris Fairmount Associates Urban Renewal to relocate Delisa Pallet Corporation.

Mr. Tripp stated that 116 Egel/ Blackford/ Egel is the site and that Morris Fairmount Associates Urban Renewal would be transferring the property to Delisa Pallet Corporation, then this property would be owner occupied.

Mr. Tripp stated that the property is located in the industrial zone and would be used for pallet sales, storage and repair of pallets.

Mr. Tripp stated that the existing residence would be used as an office, the vacant yard would house the pallet storage with a 3 sided pole barn on the South Ave side of the property.

The applicant would be seeking design waivers regarding curbing and lighting.

Ms. Kelly Carey duly swore in the applicant's Engineer, Michael Marinelli, Menlo Engineering, 261 Cleveland Ave, Highland Park, NJ.

Mr. Marinelli gave his education and credentials as an Engineer.

The Board accepted Mr. Marinelli as an expert witness.

Exhibit A1 was entered as a large aerial site photograph showing existing conditions of Block 287 Lots 12 & 15 prepared by Menlo Engineering Associates.

Mr. Marinelli used Exhibit A1 showing:

- Lot 12 (western side of the property) the house is located
- Lot 15(eastern side of the property) as undeveloped
- the property is located at the corners of South Ave, Blackford and Egel Ave
- property is located in the Industrial Zone
- property has 2.8 acres

Exhibit A2 was entered as a large aerial proposed site plan with the site plan improvements.

Mr. Marinelli stated that the property would be used for the new and used sales of pallets. The first floor of the house would be the office area.

Mr. Marinelli stated that there would be deliveries of pallets to the site; the pole barn would be the workspace where the pallets are refinished.

Mr. Marinelli stated that the pole barn is three sided with the open side facing inward on the property.

Mr. Marinelli stated that there are 20 employees; 5 office workers, 5 drivers, 5 forklift operators and 5 general employees.

Mr. Marinelli showed that parking spaces for the employees using Exhibit A2.

Mr. Marinelli stated the pallet yard is open Monday through Friday from 8am to 4pm, the office hours are Monday through Friday from 7am to 5pm.

Mr. Marinelli stated that there would be 8 to 10 deliveries a week from tractor trailers and 7 to 8 deliveries from smaller flatbed trucks.

Mr. Marinelli used Exhibit A2 to show where the pallet storage areas are located.

Mr. Marinelli stated the vehicles that would be on the property,

Mr. Marinelli stated that the 10x 10 dumpster for the office would be located in the northwest corner of the property.

Mr. Marinelli stated the fence would have green mesh fabric.

Mr. Marinelli stated the sign would face South Ave and complies with Borough Ordinances.

Exhibit A3 Overall Plan showing traffic flow and the 12 additional parking spaces for the employees,

Mr. Marinelli stated that the fence around the property would be 8ft.

Mr. Marinelli used Exhibit A2 showed where the 8ft fence (with fabric) would be located.

Mr. Marinelli showed the 4 access points on the sides of the pole barns and the through traffic to Egel Ave.

Mr. Marinelli stated that the pole barn is 20ft high and 6,000sq.ft.

Mr. Marinelli stated that the design waivers regarding paving; the office area would have gravel parking lot.

Mr. Marinelli stated the other waiver is for concrete curbs around the site

Mr. Marinelli explained the stormwater management system, as required by the Middlesex County Planning Board.

Mr. Marinelli discussed the landscape plan with wildflowers to be added as recommended by the Planner, 28 street trees, 14 evergreen bushes, 62 shrubs and 262 ground cover plantings.

Mr. Marinelli discussed the lighting plan. He stated that with office hours of 7am to 5pm that the applicant only needed security lighting. The applicant agreed to lower the fixture by a foot.

The applicant will comply with the recommendations of the Board Engineer.

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

Member Lowande questioned the fabric used for the fence.

Exhibit A4 was entered as a sample of the woven fabric to be used on the inside of the fence.

Chairperson Galida questioned the planting heights.

Mr. Marinelli explained the height of the plantings and the spacing of the plantings.
Member Sweeney questioned the height of the fence.

Mr. Marinelli stated that the fence is 8ft high.

Member Schueler questioned the easement and the drainage system and if the trees would be borough owned.

Mr. Marinelli explained the filter treatment system and the maintenance agreement that would be filed with the County.

Chairperson Galida expressed his concerns with leaving the office parking spaces gravel.

Member Schueler questioned the parking areas on the site.

Board Members questioned if there was a fire suppression system needed for the pole barn.

Mr. Marinelli stated that no fire suppression system was needed and that there was a fire hydrant on the property and the applicant will provide a flow test to the County Fire Marshall.

Member Woska questioned the height of the pallets.

The applicant stated that the height would be from 16 to 18ft tall.

Member Green questioned the types of trucks that would be on the property.

Member Schueler questioned who is in charge of security at the site and would the gates be locked.

The future owner of the site would be responsible for security.

The Board questioned the security lighting on the site, the visibility of the height of the pallets, and the site landscaping.

Ms. Carey duly swore in John Delisa and David Colavita.

Mr. Delisa stated how the business was formed in Newark and his son in law Mr. Colavita helps run the third generation family business.

Mr. Delisa explained why the business would be relocating and the agreement with Morris Fairmount Associates.

It was explained to the Board that the current owner of the property Joseph Jarowitz would be selling to Morris Fairmount Associates , then the contract purchaser would be Delisa Pallet who would own and operate the site.

Member Schueler questioned if there were chemicals to be used to treat the pallets.

Mr. Delisa stated that it is a heat treatment and that the business is inspected once a month.

Member Woska questioned the number of pallets to be on the site.

Mr. Colavita stated that there could be from 25,000 to 40,000 pallets and the height of the pallets would be from 15ft to 16ft.

Member Green questioned the emergency access for the 4 gates for the fire department.

The owners will have a Knox box for the fire department with one key for all gates.

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

The Board reviewed the Najarian Engineering Report: the waivers regarding paving thickness, curbing of the property and the front yard setback of the house.

The Board and Mr. Marinelli discussed the requirements of the paving thickness, the site circulation of the trucks and the applicant agreed to have thicker pavement area where trucks travel on and the handicapped parking spaces will be paved and have bumper curbs, the areas that the pallets are stored on with have a lighter thickness.

The Board Engineer agreed with the applicant regarding not curbing the site due to drainage concerns.

The applicant has agreed to address any drainage concerns to comply with the County standards.

The applicant will have to obtain a Freehold Soil Permit.

Chairperson Galida and the Board asked to have the Board Engineer contact the Borough Engineer regarding the curbing of the site.

Mr. Bucco requested that the applicant remove the other details on page 12 of the site plan and keep the 2 details of the paving that are being used.

The Board reviewed Mr. Ricci's Planning Report and deferred to Mr. Kyle regarding questions.

Mr. Kyle recommended that the Board limit the height of the pallets to 18ft.

Mr. Kyle confirmed that the monument sign was removed from the plans and that the sign will be mounted on the building.

Mr. Kyle stated that in the planning report it was recommended to have a wildflower mix for the landscaping and the fabric in the fence shall always be maintained.

Mr. Kyle recommended that the sumac trees were to be removed and to use supplemental trees.

The applicant will also provide additional lighting for the site.

The Board requested a height limitation on the pallets.

The applicant agreed to a height limitation of 16ft.

Chairperson Galida read the police report to the Board.

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

The Board reviewed the waiver list and discussed having curbing on the side of Egel and Blackford.

The Board discussed gravel or curbing by the house parking lot area.

The Board agreed to have the gravel parking area by the house (office)

The Knox box note will be added to the plan as well as removing sumac trees and having additional plantings.

The revised plans will also show stops at the exit ways.

Mr. Bucco will contact the Borough Engineer regarding the curbing of the site.

Member Schueler made a motion to approve the site plan with the indicated conditions, seconded by Member Lowande. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

7. Correspondence

A. 2015 Zoning Year End Report

Ms. Carey had reviewed the report and the Zoning Board Resolutions and confirmed that the Zoning Board was not suggesting any recommendations.

B. PSE&G DEP notification

The Board reviewed the notice. No action was required by the Board.

C. PSE&G DEP notification

The Board reviewed the notice. No action was required by the Board.

D. Challoner and Associates Flood Hazard Permit

The Board reviewed the notice pertaining to 99 Lincoln Blvd. The Board clerk stated that no new applications have come in regarding this property.

E. Bridgewater Notice

The Board reviewed the notice. No action was required by the Board.

F. Hillsborough Notice

The Board reviewed the notice. No action was required by the Board.

G. Bridgewater Notice

The Board reviewed the notice. No action was required by the Board.

9. Board Member Comments

The Board discussed the LED lighting as pertaining to sign ordinance. The Board discussed defining “animated” in 420-61 E (3). This item will be placed on the Feb. 10, 2016 agenda.

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 Schueler made a motion to adjourn the meeting at 10:08pm, 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
February 10, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Anello made a motion to approve the January 27, 2016 meeting minutes with the correction on page 9, seconded by Member Lowande. Vote: All in favor. Motion passed.

6. Old Business

P2015-09

Minor Site Plan

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

Chairperson Galida announced that the application would not be heard this evening and the application has been continued to the March 9, 2016 meeting.

P2015-11

Memorialize Resolution

**Morris Fairmount Associates Urban Renewal LLC
116 South Ave/ Egel Ave
Block 287 Lot 12 & 15**

Member Schueler made a motion to approve the Resolution, seconded by Member Lowande. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes,

Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

7. Correspondence

There was no correspondence to review.

8. Board Member Comments

A. LED Lighting

Chairperson Galida referenced the pictures on the poster board of various businesses in town that use LED Lighting. The Board discussed the pictures and wanted the opinions from the Board professionals. Ms. Carey referenced an email from the Board Planner, Paul Ricci referencing Dark Sky Standards. The Board discussed adding this as a performance standard. The Board discussed the enforceability of the ordinance. The Board discussed the amendments to the ordinance and that it should be reviewed by the Zoning Officer, Borough Engineer , Board Engineer and Planner, Police department.

Member Schueler will bring this matter to the Council's attention for input.

The Planning Board Members discussed the creation of a sidewalk fund similar to the tree replacement fund.

Member Schueler informed the Planning Board that the Borough would be opposing any developments at 99 Lincoln Blvd (referencing previous correspondence).

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

There being no further business Member Lowande made a motion to adjourn the meeting at 8:31pm,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
March 9, 2016**

1. Call to Order

Chairperson Andy Galida called the meeting to order at 7:31p.m.

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve the February 10, 2016 meeting minutes, seconded by Member Lowande. Vote: All in favor. Motion passed.

6.Old Business

**P2015-09
Hortencia-Jaco Damiani
443 Union Ave.
Block 107 Lot 7**

Continuation

Chairperson Galida read into the record the letter from the Borough Zoning Officer, Ms. Palumbo stating that new plans need to be submitted by April 1, 2016 or the application would be dismissed without prejudice. The Board agreed with the letter from the Zoning Officer.

7. New Business

**P2016-01
Rainbow Associates
720-730 Lincoln Blvd
Block 286 Lot 1.01**

Minor Subdivision

Mr. Edward Johnson, 216 Hazelwood Ave stated that he is representing the applicant.

Ms. Kelly Carey duly swore in Mr. Stephen Fisk of Fisk Associates, 631 Union Ave, Middlesex NJ 08846.

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

Mr. Fisk stated that the application was a minor subdivision, located in the CLW zone and that the bulk requirements are met, the height of the structure is 37.01 ft where the height allowed is 35ft.

Mr. Fisk presented 2 photographs of the building on the property.

Exhibit A1 was entered as a photograph of the front view of the property (Lot 1.02) taken from Lincoln Blvd dated March 9, 2016.

Exhibit A2 was entered as a close up of Exhibit A1.

Mr. Fisk stated that the main structure was built prior to 1989, that one building is 25 years old.

Mr. Fisk stated that the purpose of the application was to separate the two buildings and have a common driveway with an access easement.

The Board started to review the Najarian Associates review letter starting with page 2, variance/design waivers.

Mr. Fisk stated that the applicant will comply with the handicapped parking areas and bring them to code.

The applicant is seeking waivers from:
248-12H (topography),
248-15E (checklist#9) contours,
248-15F (checklist #10) storm drainage location
248-15H (checklist #11) outcrops, water courses
248-15K (checklist #16) floor plan and elevations
248-15N (checklist #19,20,21) water/sewer
248-15O (checklist #22) lighting

The applicant is also seeking a design waiver for parking for Lot 1.02, and that Lot 1.03 would have the required spaces.

Mr. Bucco stated that the applicant did come before the Board in 1989 and has a site plan from that application.

Mr. Bucco stated that most of the waiver requests are reasonable but #9 parking spaces should be shown on the plan.

Mr. Bucco stated that the applicant will follow the lighting plan from 1989 and the poles will be reinstalled.

The Board continued with Mr. Ricci's review letter dated February 3, 2016 starting with page 2 (d) regarding Ordinance section 248-17 (11) in regards to the parking waiver.

Member Anello questioned why the applicant wants the waiver.

The Board was informed that the applicant doesn't need the parking for his operation.

The Board recommended that the applicant install concrete wheel stops so you know where the parking space will be.

Ms. Carey recommended that the Board continue with the hearing and continue to discuss the parking.

Member Schueler made a motion to grant the completeness waivers requested except #9(parking), seconded by Member Tackach. Vote: All in favor. Motion passed.

The Board continued with Mr. Ricci's report, starting with page 2, the applicant will correct the block and lot on the site plan.

Mr. Fisk stated that the wheel stops could be installed but would interrupt snow plowing.

Mr. Fisk addressed the issue of street trees, stating that on Lot 1.02(720 Lincoln Blvd) there are 2 existing street trees between the sidewalk and curb.

Mr. Fisk stated that on Lot 1.03 (730 Lincoln Blvd) there are 2 existing street trees.

Mr. Fisk addressed comment F, stating that there would be a common access easement.

Mr. Fisk addressed comment G, that the sidewalk is in good condition.

Mr. Fisk stated that there is no change of use on the property.

Mr. Ricci questioned the height of the building.

Mr. Fisk explained how the building is taller in one section.

Mr. Johnson stated that the reversal of the lot #'s would be fixed, the location of the dumpster on lot #1.02, there would be no concrete bumper curbs, that there is stone (no drainage problems), the applicant agrees to provide descriptions of easements, and asked for no Conrail approvals, and to discuss the parking spaces.

Mr. Fisk stated that the applicant will reconstruct 2 small areas of pavement with asphalt, provide handicapped parking spaces.

Member Green questioned if there is still an apartment upstairs.

Mr. Fisk could not answer the question and deferred to the owner of the property.

Ms. Carey duly swore in Mr. Thomas Murphy, 1380 Mallet Dr., Martinsville NJ, one of the owners of Rainbow Associates.

Mr. Murphy stated that the purpose of the application was to create two lots, that there are two buildings on the current lot.

Mr. Johnson stated that the property is located in the CLW zone, that the property is 67,497 sq ft.

Mr. Murphy stated that he has used 720 Lincoln Blvd for fault protection devices since 2007.

Mr. Murphy stated that 730 Lincoln Blvd has been used to package food products for 14 years and will continue to do so.

Mr. Johnson asked Mr. Murphy to explain the height of the building.

Mr. Murphy explained that years ago the roof was built out for ventilation.

Mr. Murphy stated that 720 Lincoln Blvd has a 2 Bedroom apartment, the dumpster gets collected once a week.

The Board discussed the location and size of the dumpster as it is in front of a loading dock.

Mr. Johnson stated that the applicant had received approvals in 1989 and has not had any parking problems at the site.

Mr. Murphy stated that there were 3 office personnel, 4 laborers and 4 general workers, no customers come to the site, everything gets shipped out.

Mr. Johnson stated that the applicant agrees to: posting a performance bond, asked not to have to get an agreement from Conrail, the applicant will have an access agreement so both sides will have access to the driveway.

Chairperson Galida questioned if there was sewer access.

Member Schueler questioned what happens to the garbage from the other building, as a screened dumpster is required by Borough Ordinance.

The location of the dumpster was explained as the concrete slab with the roof over it on the site plan.

Member Schueler questioned how many occupants in the apartments.

The Board was informed that that there are 3 office personnel, 4 employees that work downstairs and 2 residents for a total of 9 and that there are 11 parking spaces in the front of the building.

Member Anello questioned the purpose of splitting the lot.

Mr. Murphy explained that he would be selling to his tenant.

The Board continued to discuss the parking and dumpster location and screening.

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

Mr. Ricci requested a 5 minute recess based on the testimony given.

Chairperson Galida reopened the meeting at 8:34pm after the 5 minute recess, with all Board Members being present.

Mr. Johnson stated that it was brought to his attention by the Planner, Mr. Ricci, that since there is a residential use on the second floor that the subdivision would intensify a non-conforming use.

The applicant would then need a use variance that this Board would not be able to grant. Mr. Johnson stated that he would need to do his research.

Ms. Carey stated that due to the testimony that was given to the Planning Board, the application would be stopped at this time.

Application P2016-01 was carried to the March 23,2016 meeting.

8. Correspondence

A. Middlesex County Planning Board Notice

No action was required by the Board.

B. Najarian Contract

Chairperson Galida asked Ms. Carey to review the Engineering Contract. This item will be placed on the March 23, 2016 agenda.

C. PSEG Notice

Ms. Carey stated that this was the yearly notice that PSE&G sends out.

9. Board Member Comments

A. LED Lighting

The Board continued with the discussion of LED Lighting.

Member Schueler stated that the Council did not want to restrict business but would take a look at the recommendations of the Planning Board.

Ms. Carey would draft an ordinance and the Board will discuss the issue and ordinance at the March 23, 2016 meeting.

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

There being no further business Member Lowande made a motion to adjourn the meeting at 9:06pm,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 23, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve the March 9, 2016 meeting minutes, seconded by Member Lowande. Vote: All in favor. Motion passed.

6.Old Business

**P2015-09
Hortencia-Jaco Damiani
443 Union Ave.
Block 107 Lot 7**

Continuation

The Board agreed with the letter from the Zoning Officer at the last meeting and as a matter of procedure carried the application to the next meeting.

7. New Business

**P2016-01
Rainbow Associates
720-730 Lincoln Blvd
Block 286 Lot 1.01**

Minor Subdivision

Chairperson Galida stated that the Board received correspondence from Mr. Johnson regarding this application. Ms. Carey explained that Mr. Johnson stated his client would

be removing the upstairs apartment and would be returning to the Board on May 11, 2016. Ms. Carey informed the Members that the applicant would have to re-notice.

8. Correspondence

A. Najarian Contract

The contract was not signed at this time.

9. Board Comments

A. LED Lighting

The Board reviewed the draft LED Ordinance and discussed:

- Using the wording “sports facility”
- Adding a municipal exemption
- Height of 25 ft in certain zones for light poles
- Exemption for lighting flag
- Light levels using IESNA standards
- Having lighting levels on commercial properties that are adjacent to residential properties that would have to lessen the impact on these neighbors
- Residential homes would be able to still use flood lights for security
- Adding the words “rope lights” and “strip lights”
- Adding a section regarding electronic messaging centers and that these signs will not be permitted in the Borough.

The Board decided to look at the design standards at the next meeting.

Ms. Carey will send a revised draft to the Zoning Officer and Police Chief.

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

There being no further business Member Schueler made a motion to adjourn the meeting at 9:37pm, 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 27, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Lowande made a motion to approve March 23,2016 meeting minutes, seconded by Member Green. Vote: All in favor. Motion passed.

6.New Business

**P2016-03
Middlesex Board of Education
800 Hazelwood Ave
Block 89 Lot 1**

Courtesy Review

Member Schueler stated that his wife is on the Board of Education.

Ms. Carey gave a brief overview of the role of the Planning Board when it comes to a Courtesy Review for Board of Education and the exceptions from the Zoning Ordinances. The Board would not be voting or passing a Resolution but making suggestions on the garbage enclosure to the Board of Education.

Mr. Richard Angowski stated that he is the Attorney for the Board of Education and introduced Ray Mulvey, Facilities Manager for Middlesex Board of Education.

Mr. Mulvey explained the purpose of the enclosure and originally the garbage bins were located along the back of the school building but there were concerns about the location of the bins because of animals and garbage pick up was not always at the same time.

Mr. Mulvey stated the garbage was moved from behind the building to the new location; with a concrete pad and 9ft stockade fencing (to prevent children from climbing the fence).

Member Lowande questioned why there was no screening of the enclosure.

Mr. Angowski stated that the Board of Education received a notice of violation and stopped work; the Board of Education is willing to consider screenings and putting in Evergreens.

Member Schueler questioned the height of the fence as Zoning Ordinance only allows up to 8ft fences.

The Board was reminded that the Board of Education was not subject to the local ordinance.

Mr. Mulvey explained that the enclosure was designed to keep children out; that there was a double gate, the garbage bins and recycle bins are between 4ft and 4 1/2 ft tall.

Mr. Ricci, Board Planner suggested screening the garbage enclosure with 6ft Evergreens and arborvity.

Mr. Angowski stated that the Board of Education is willing to put in plantings.

Mr. Ricci stated that the Evergreens should be 6ft tall and suggested deer resistant arborvity around three sides.

The Board questioned the location of the gate on the garbage enclosure.

The Board was informed that the gate faces the school.

Chairperson Galida opened the meeting to the public.

Frank Suchak, 911 Dorn Ave stated that garbage was picked up at 6:30am, enclosure gate was never locked and the location was terrible.

Sean Kaplan, 916 Dorn Ave stated that there was liquid from the garbage where children walk through, questioned the pick up time for garbage, would the Board of Education consider moving the dumpster.

Kevin Redzinski, Fairview Ave asked how many times a week garbage and recycling was picked up.

The Board was informed that recycling was every other week and garbage was every other day.

Sean Kaplan, 916 Dorn Ave, suggested that Ray Mulvey contacted the Mayor with the time concerns.

Paul Crutz, 220 Ambrose Ave, questioned if the bins can be wheeled to garbage.

Heidi Baker, Dorn Ave, questioned who is going to maintain the plantings if very dry summer and what would be the level of maturity of plantings.

Mr. Angowski stated that it would be the Board of Education that is responsible to water the trees.

Member Sweeney stated that the enclosure is too high, not screened and in the wrong location.

Member Anello stated that there shouldn't be any residue and were larger containers needed.

Member Anello and Woska stated that the fence enclosure is too high.

Chairperson Galida recommended that Board of Education come to the Planning Board before starting a project next time.

7. Correspondence

A. Flood Hazard Permit -367 Rt 22 East, Greenbrook

No action was required by the Planning Board.

B. Freshwater Wetlands Permit Application

No action was required by the Planning Board.

C. 125 South Ave Email

The Planning Board discussed the email. The applicant will not be able to satisfy the approved site plan. The Planning Board recommended that the applicant come back to the Planning Board with revised plans and will only have to replenish their escrow.

D. Financial Disclosure

The Planning Board was reminded to fill out the Financial Disclosure Forms by the due date of April 30, 2016.

7. Board Member Comments

A. Status Update on Application P2015-09 443 Union Ave

The applicant has submitted revised site plans and will be returning to the Board when scheduled.

B. LED Lighting

The Board discussed the revised draft Ordinance. Ms. Carey will prepare a letter and Ordinance to be sent to the Governing Body for review.

Member Schueler commented on the 412 Drake Ave subdivision and that residents have contacted him regarding sidewalks.

8. Public Comments

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 will be on May 11, 2016.

There being no further business Member Schueler made a motion to adjourn the meeting at 9:20pm, 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
May 11, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Vice Chairperson Woska read the Open Public Meeting Act statement.

3. Call to Order

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

5. Minutes

Member Lowande made a motion to approve April 27, 2016 meeting minutes, seconded by Member Green. Vote: All in favor. Motion passed.

6. New Business

P2016-02

Ralyn Realty LLC

30 Baekeland Ave/10 Baekeland Ave
Block 361 Lot 3 and Block 363.01 Lot 1

Major Preliminary and Final Site Plan

Vice Chairperson Woska read the letter from Mr. Clarkin asking to adjourn the application to May 25, 2016 meeting and preserve the notice. The Board announced that the application would be heard at the May 25, 2016 meeting.

P2016-01

Rainbow Associates

720-730 Lincoln Blvd
Block 286 Lot 1.01

Minor Subdivison

Mr. Johnson stated that the applicant has revised their plans and disagreed with removing the full bathroom.

Mr. Ricci stated that the applicant could have a ½ bath.

Mr. Murphy stated that the lease was up on June 30, 2016 for the apartments and the tenants are already gone.

Mr. Murphy will remove the kitchen items requested.

Member Schueler stated that the issue was with the bathroom and that most people equate a full bath to a dwelling and the space wasn't supposed to be a dwelling.

Mr. Murphy stated that there is a shower so someone can work then take a shower then go to a meeting.

Member Schueler stated that it creates an impression of a dwelling.

The Board was in favor of having the stove removed and the gas capped and stated it was an illegal apartment.

Member Sweeney stated that the bathroom/kitchen might not be up to code.

Mr. Ricci questioned if the applicant really intended on making any changes. He was concerned about once approvals were given the apartment being rented again, and questioned the layout of the space.

The Board discussed having the applicant apply for demo permit for capping the gas.

Ms. Carey stated that a condition of approval could have the resolution be filed with the deeds to show that the space cannot be used an apartment unless the proper approvals are given by the appropriate land use board, this would be full disclosure for anyone who would be purchasing the property.

Ms. Carey opened the meeting to the public, there being no public, the Board proceeded with the application.

Mr. Fisk of Fisk Engineering reviewed the Ricci Planning memo.

Mr. Fisk stated that he recalculated the office parking requirements and the applicant is not asking for a waiver, all the parking spots are delineated on the plan.

Mr. Fisk stated that there are 2 healthy trees in front of each lot.

Mr. Ricci commented that the applicant's landscaping is better than the neighbors.

The Board reviewed the Engineering Report dated May 2, 2016.

The Board would like to see elevation shots on the site plan.

Mr. Fisk stated that these can be added as a condition of approval.

Mr. Fisk stated that no new trees are needed and he agrees with the general comments.

Mr. Fisk stated that the applicant will get County approval, no new trees are to be added, concrete wheel stops are to be added, copies of the permits will be provided to the Engineer for compliance purposes, the applicant will leave the bathroom and take out the kitchen.

Ms. Carey opened the meeting to the public for questions and comments, there being no public, the Board continued with the application.

Member Anello made a motion to approve the subdivision subject to the conditions of capping the utilities, demo permits filed and inspected, Resolution to be filed with the deeds at the County, seconded by Member Tackach. Vote: Member Lowande-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, Member Woska-yes. Motion passed.

7. Correspondence

A. LED Lighting to Governing Body

Member Schueler stated that the LED Lighting changes were presented to the Governing Body the previous evening. The Governing Body had questions regarding cost and if a light meter would be required.

B. URS DEP Flood Permit

No action was required by the Board. Board Members discussed the Flood Control Project.

There being no further business Member Anello made a motion to adjourn the meeting at 8:30pm, 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 25, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve May 11,2016 meeting minutes, seconded by Member Schueler. Vote: All in favor. Motion passed.

6. Old Business

**P2016-01
Rainbow Associates
720-730 Lincoln Blvd
Block 286 Lot 1.01**

Memorialize Resolution

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

7. New Business

P2016-02

Major Preliminary and Final Site Plan

Ralyn Realty (Bamco)

30 Baekeland Ave/10Baekeland Ave

Block 361 Lot3 and Block 363. 01 Lot 1

Mr. James Clarkin of Clarkin and Vignuolo stated that he is representing the applicant Ralyn Realty.

The applicant is proposing to build an addition to the building and an additional parking lot since the business has grown and have added additional employees.

Mr. Clarkin stated that this application has no variances but does have a design waiver for the 3 visitor parking spots that are proposed in the front of the building.

Mr. Clarkin described the basic layout of the property and stated it was similar to the application that was filed in 2009 but never constructed.

Mr. Clarkin stated that he would have two witnesses, Mike Biviano of Ralyn Realty and Bamco. He also would have the project manager from Redco Designs.

Member Ryan asked what type of business is Bamco.

The Board was informed that Bamco fabricates aluminum walls used in buildings such as stadiums and hospitals.

Ms. Carey duly swore in Mike Biviano, President of BAMCO.

Ms. Carey asked what was the relationship between Rayln Realty and Bamco.

Mr. Biviano stated that Ralyn Realty is the holding company and BAMCO rents from Ralyn Realty.

Mr. Biviano stated the hours of operation are 7am to 3:30pm and the office is open to 5pm.

Mr. Biviano stated that there are between 80 to 90 employees in which 6 or 7 are drivers. There are also 25 to 30 employees offsite.

Mr. Biviano was asked about deliveries to the site.

Mr. Biviano stated that a box van and 1 to 2 tractors a week delivery flat sheet panels.

Mr. Biviano stated that there are 1 to 2 tractors that deliver the finished goods from the site.

Mr. Biviano stated that the company has a fleet of 10 box vans that deliver the fabricated materials to the job sites.

Mr. Biviano explained the need for more parking due to the expansion of the business.

They did not proceed with the 2009 approvals due to the recession that started right after.

Mr. Clarkin explained the parking and the formal easement to be signed with the neighbor.

Mr. Clarkin stated that there were no environmental concerns and the property has a No Further Action Letter dated September 16,2005.

The No Further Action Letter was entered as Exhibit A1 05/25/2016.

Member Schueler questioned if the 1 to 2 trailer deliveries were per day or per week.

Mr. Biviano stated that the deliveries were 1 to 2 a week.

Mr. Biviano stated that Lot 1 would not be used for any business.

Chairperson Galida opened the meeting for questions for the witness, Mr. Biviano.

Dave Jennings, 50 Baekeland Ave.(property to the right) on the site plan questioned the extension of the parking lot adjacent to the transformer that is on his property. He also was concerned with tractor trailer deliveries and the transformer.

Ms. Carey duly swore in David Stires of David Stires Associates.

Mr. Stires gave his education and credentials.

The Board accept Mr. Stires as an expert.

Mr. Stires presented a colorized rendition of the site plan drawing last revised April 15,2016.

The colorized site plan drawing last revised April 15,2016 was entered as Exhibit A2.

Mr. Stires stated that the dumpster enclosure was moved and this was what was proposed without the existing conditions to make a clearer picture.

Mr. Stires stated that:

- Bamco building is 14,000sq. ft
- Parking is located on the east side which is 1.8 acres.
- There would be 3 visitors spots on the west side of the property.
- The Building addition is located to the North.
- explained the new parking area and circulation pattern
- that there are 96 parking spaces
- there are 4 handicapped parking spaces
- the total number of parking spaces conform
- the parking lot will be overlaid, repaved and resurfaced
- the dumpster was moved from the northeast corner to the northwest corner with an enclosure and gate

The Board asked Mr. Jennings to confirm the spot of the transformer on the site plan.

Mr. Stires stated that bollards will be added to the site.

Mr. Bucco stated that crash protection should be added as a condition of approval.

The applicant will comply with the PSEG guideline book for transformer safety.

The board discussed the drainage system and the Applicant's Engineer will work out any concerns that the Planning Board Engineer has.

The lighting on the site will consist of 15ft low profile LED lights.

The Board discussed the landscaping and trees will be removed along the property line.

The Board reviewed the Najarian Engineering letter; the applicant testified as to the drainage system and will comply with the Planning Board Engineers concerns, the applicant will comply with landscape and lighting, the applicant will comply with ADA requirements, the applicant will comply with other agencies such as Freehold soil, and Middlesex County.

The applicant does not need NJ DOT approval and already has the No Further Action Letter from the NJDEP.

Member Sweeney questioned the grade of the new parking area.

Mr. Stires explained the grading and the drainage system to the Board.

Member Schueler questioned if the drainage pipes would be able to handle the weight of the parking area.

Mr. Stires explained it would be able to handle the weight.

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

There being no questions for the applicant's Engineer, the Board proceeded with the application.

Mr. Clarkin stated that the easement lot is non-conforming where 140 ft. exists 150ft is required, a design waiver is needed for the 3parking spots in the front.

The Board reviewed Mr. Ricci's Planning Report.

The applicant is providing landscaping and was considered clean from a planning perspective.

Member Schueler questioned the turning radius of trucks on the property and the size of the trucks.

The applicant will provide a turning radius sheet to the Planning Board Engineer.

Member Ryan questioned the transformer safety.

The applicant will have to satisfy the Planning Engineer's safety requirements.

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

The Board reviewed the letters from the Fire Marshall and the Police Department.

The Board and Mr. Clarkin discussed future improvements to Baekeland Ave and the situation where Bamco employees are parking on Borough property.

The applicant agreed to restore the Borough property area.

Member Anello stated a copy of the parking easement was included in the application.

Chairperson Galida opened the meeting for public comments.

Dave Jennings, 50 Baekeland Ave commented that the parking situation was long over due and was hoping for a curb, the parking lot should have traffic go in one direction.

Member Lowande made a motion to approve the site plan with the existing lot depth, conditions that the applicant install safety measures to protect transformer and install bollards, meet environmental requirements, provide turning templates, developers' agreement will be entered to ensure compliance of outstanding taxes and for parking,

parking lot shall be constructed first, the Borough property will be restored, 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 Woska-yes, Member Ryan-yes. Motion passed.

8. Correspondence

A. Foodshed Alliance Notice

No action was required by the Board.

B. Resolution for substitute Counsel for Quick Chek application

Member Anello made a motion to accept the substitute Counsel for the Quick Chek application, seconded by Member Green. Vote: All in favor. Motion passed.

C. LED Light Ordinance

Member Schueler stated the concerns from the Governing Body and confirmed that there would be no need for night inspections.

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

There being no further business Member Sweeney made a motion to adjourn the meeting at 8:57pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Planning Board Clerk

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
June 8, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve May 25, 2016 meeting minutes, seconded by Member Anello. Vote: Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-abstain, Member Woska-yes, Member Ryan-yes. Motion passed.

6. Old Business

**P2016-02
RayIn Realty
30 Baekeland Ave/10 Baekeland Ave
Block 361 Lot 3 and 363.01 Lot 1**

Memorialize Resolution

Member Sweeney made a motion to approve the Resolution with conditions,seconded by Member Green. Vote: Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes,Mayor DiMura-abstain, Member Woska-yes, Member Ryan-yes. Motion passed

7. New Business

**P2016-04
Quick Chek
107 Harris Ave/440 Union Ave**

Preliminary and Final Site Plan

Block 173 Lot 1 and 1.02

John Marmora stated that he is representing Quick Chek.

Mr. Marmora stated that Quick Chek needs minor bulk variance approvals.

Member Anello stated for the record that a member of his family received notice of the hearing tonight and wanted Quick Chek to know in case they thought it was a conflict.

Quick Chek did not feel that this was a conflict.

Ms. Dowling duly swore in Bob Vallario, 3 Old Highway 28, Whitehouse Station NJ.

Mr. Vallario stated that he has worked for Quick Chek since 2001 and is the Real Estate Manager.

He stated that the Middlesex location has been operational since 1988.

Quick Chek has 12 employees currently and with the fuel sales then there would be 18 employees.

Mr. Vallario informed the Planning Board of the charitable contributions made throughout the State of New Jersey.

Mr. Vallario stated that the only difference would be the fuel deliveries.

Quick Chek would be merging the lots 1 and 1.02 of Block 173.

Chairperson Galida opened the meeting to the public for questions for Mr. Vallario, there being none the meeting continued.

Mr. Marmora entered:

- Exhibit A1- Overall color aerial view of the property
- Exhibit A2—Overall color site plan showing site layout
- Exhibit A3- Color proposed photo of the subject property
- Exhibit A4- Color photo showing the existing conditions of the property
- Exhibit A5- Color proposed photo showing the intersection of the property
- Exhibit A6 – Color photo showing the existing condition of intersection
- Exhibit A7 – Color photo showing the proposed façade of Quick Chek Building
- Exhibit A8- Color photo showing the existing façade of Quick Chek Building

Ms. Dowling duly swore in Bob Streker, Bohler Engineering 35 Technology Dr., Warren NJ.

Mr. Streker stated his education and credentials.

The Board accepted Mr. Streker as an expert witness.

Mr. Streker referenced Exhibit A1 (Aerial View) stating:

- the property is located in the GB zone,
- Lot 1(Quick Chek) is .48 acres
- Lot 1.02(Delta) is .32 acres
- The corner is outlined in yellow
- North is Wells Fargo Bank,
- East is Gallina Plaza
- South is residential property
- Lot 1(Quick Chek) is 3,300 sq. ft with 19 parking spaces and has a cross access with Gallina Plaza
- Lot 1.02(Delta) is 1,504 sq ft and has 8 parking spaces and once was a gas station

Mr. Streker stated that the current Quick Chek store will remain and the Delta Cleaners will be removed and replaced with the gas sales for Quick Chek.

Mr. Streker used Exhibit A2 to show; the proposed landscaping, the fuel canopy area, showing that the setback requirements, the 24 parking spaces (where 21 is required), the 2 driveways (one driveway being removed and replaced away from the intersection).

Mr. Streker stated that the plan complies with NJ DOT(Department of Transportation) codes.

Mr. Streker explained the circulation and the size of the parking spaces on the site.

Mr. Streker explained the fuel delivery circulation using sheet 18 of site plan dated 5/13/16.

Mr. Streker explained the emergency vehicle travel patterns using sheet 20 of site plan dated 5/13/16.

Mr. Streker used Exhibit A2 to show the sidewalk on the northeast side of the property and pedestrian access to the site.

Mr. Streker used Exhibit A2 to show the ancillary structures; the trash enclosure with 6ft vinyl fence.

Mr. Streker explained that there will be a new trash enclosure and masonry maintenance shed to hold the fuel monitoring equipment. This will require a setback variance; 6ft is required and 2.5ft is proposed.

Chairperson Galida questioned if Quick Chek had considered an addition.

Mr. Streker explained why an addition would not be considered.

The Board discussed the trash enclosure and the masonry maintenance shed.

Mr. Ricci questioned the height of the enclosure.

Mr. Streker stated that it would be 8ft tall.

Member Anello questioned the location of the sidewalk and the hours of refueling the tanks on the site.

Mr. Streker explained the sidewalk layout and the refueling of the tanks on the site showing the route a tanker would take on the site.

Mr. Streker will correct the plans to show the refueling and also stated that the site is not intended for tractor trailers only passenger vehicles.

Mr. Streker stated that there will be one diesel stand and four gas stands.

Member Anello questioned the flow amount on the diesel stand.

Mr. Streker explained the storm water system and that it would be inspected every six months.

Board Members asked for a detail explanation of the storm water system.

Mr. Streker used sheet 15 of the site plan to explain the system.

Mr. Bucco stated that the applicant did address his concerns and any components must be inspected four times annually.

Mr. Streker explained the LED Lighting on the site and the canopy.

Member Anello stated his concerns for the residents on Harris Ave and Union Ave near the site.

Mr. Ricci stated that there are dimmable fixtures that can be used.

Mr. Streker used sheet 8 of the site plan to show the lighting plan.

The Board and the applicant discussed the need for safety and the concerns of the Board with the residential properties being close to a site that would be open 24/7.

The Board agreed to continue with the application and would return to discuss the lighting issues.

Mr. Streker used Exhibit A3 to show the proposed landscaping on the site; 2 large trees to be maintained, 214 new plants, 3 shade trees, 15 trees to be removed (area in between the dry cleaner and Quick Chek lot), there would be an irrigation system with a backflow preventer.

The Board and applicant discussed the shortage of the replacement trees and differed to the Zoning Officer to determine the amount that would need to be contributed to the tree replacement fund.

Mr. Streker used Exhibit A3; to show the brick wrapped columns under the canopy for the fuel sales, and showed the size of the writing of Quick Chek on the canopy.

Mr. Streker used Exhibit A2 to show the three sides of the canopy that would be illuminated on the canopy.

Mr. Streker used Exhibit A7 to show the size of the Quick Chek writing on the building façade.

The Board and applicant discussed the size of the area allowed to have signage.

Mr. Streker used Exhibit A5 to show the intersection with a free standing sign.

The Board discussed the signage and the applicant will comply with the code.

Member Anello questioned the size of the driveway signs.

The driveways signs will be 1ft x 3ft.

Chairperson Galida questioned if the stockade fence in between Wells Fargo and Quick Chek was owned by Quick Chek.

The Board was informed that the fence was not owned by Quick Chek.

Member Sweeney confirmed that the 2 maple trees at the corner will remain.

Member Anello questioned if the driveway with the design waivers still met NJ DOT standards and the purpose of the center island on the site.

Mr. Streker explained the purpose of the center island and that Quick Chek has already submitted to NJ DOT for a permit.

The Board reviewed the Najarian Engineering Letter dated June 3, 2016.

The Board questioned the monitoring wells on the site and asked if there was a No Further Action Letter.

Quick Chek will make sure that there are no environmental issues before purchasing the property.

The Board discussed having designated employee parking spaces with the applicant.

The Board agreed with the applicant to not have designated employee parking and to monitor the site.

The Board reviewed the design waivers on page 5 of the Najarian report.

Mayor DiMura made a motion to grant design waiver for off street parking Ordinance 248-17 B(3),seconded by Member Anello. Vote: Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-not present, Member Ryan-yes. Motion passed.

Member Anello made a motion to grant design waiver for Section 248-17 B(8) subject to NJDOT approval, seconded by Mayor DiMura. Vote: Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska- not present, Member Ryan-yes. Motion passed.

Member Anello made a motion to grant design waiver for Section 248-17 B(22)(a),seconded by Member Sweeney. Vote: Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

Member Sweeney made a motion to grant design waiver for Section 248-17 B (23) (d),seconded by Mayor DiMura. Vote: Chairperson Galida-yes, Member Green-yes, Member Sweeny-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

Member Anello made a motion to grant design waiver 354-4 (B), seconded by Member Sweeney. Vote: Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

The Board reviewed the Engineering comment regarding replacement trees, the applicant will comply. The Zoning Officer will make the determination of the amount due to the Tree Replacement Fund.

Chairperson Galida opened the meeting to the public.

Steve Anello, 26 Harris Ave. had concerns with:

- the garbage in the area on the north side of the property
- he stated that dimmable lights are available

- the unloading/loading area is not being used the way they think it is
- garbage is an issue and also had concerns because there are not recycling containers on the site
- concerned with the impact on the environment and air quality.

Quick Chek will need to obtain air quality permit from the State.

Mr. Anello questioned if this was DPCC site and how many gallons of fuel are in the three tanks.

Quick Chek stated that there is 52,000 gallons and spill prevention is reviewed by the State.

Chairperson Galida stated that there would be a 10 minute break starting at 10:06pm.
Vote: All in favor.

Upon return from break, roll call was taken with all members present.

Chairperson Galida announced that the meeting would be adjourned to June 22, 2016.

Mayor DiMura made a motion to adjourn the application to June 22, 2016, seconded by Member Anello. Vote: All in favor.

The Board confirmed that the applicant will revise the sign, revise the exhibit with fueling truck, research dimmable lights, have the sidewalk delineated, increase the height of the landscaping to prevent the headlights from cars shining into residential areas.

8. Correspondence

There was no correspondence at this time.

9. Board Member Comments

Member Anello inquired about the LED Lighting Ordinance being reviewed by 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 the next meeting will be on June 22, 2016.

There being no further business Mayor DiMura made a motion to adjourn the meeting at 10:20pm, 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
June 22, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve June 8, 2016 meeting minutes as amended by Members Anello and Sweeney, seconded by Member Anello. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Schueler abstain, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

6. Old Business

**P2016-04
Quick Chek
107 Harris Ave
Block 173 Lot 1 and 1.02**

Continuation

Mr. Marmora had Mr. Vallario inform the Board Members that Quick Chek's garbage hauler automatically separates the recycling so everything can go into one container at the store.

Mr. Marmora stated:

- the free standing sign was revised and no longer requires a variance
- truck turning exhibit was revised
- sidewalk from Union Ave into site will be shown

- self diming light will reduce the lighting by 28%
- Quick Chek will contribute \$30,000 to the Tree Replacement Fund
- the applicant addressed the drainage issue and will comply with the Engineer

Ms. Dowling duly swore in Jeffrey Albanese, 3 Old Highway 28, Whitehouse NJ.

Mr. Albanese stated that he is the Senior Real Estate Manager and has worked for Quick Chek for 20 years.

Mr. Albanese stated that he has contacted Waste Management after the last meeting and informed the Board that the garbage hauler is the recycler; that everything can be place in one container and the company separates the trash from the recycling.

Member Schueler explained how and why the Borough keeps track of the recycling information.

Quick Chek will make recycling information available if possible and provide to the town.

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

Bob Kizis, 229 Harris Ave. questioned why Quick Chek picked this particular site.

Chairperson Galida stated that questions need to be on what was testified to and that open comments will be at a different time in the hearing.

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

Mr. Marmora entered the following as exhibits:

- A9- Revised site plan rendering
- A10 Revised Lighting plan
- A11 Truck turning exhibit
- A12 Proposed sign rendering

Ms. Dowling duly swore in Matthew Seckler of Stonefield Engineering and Design, 75 Orient Way Suite 303, Rutherford NJ.

Mr. Seckler stated his education and credentials.

The Board accepted Mr. Seckler as an expert witness.

Mr. Seckler stated that Stonefield studied the traffic on the site and prepared the Traffic Impact Study dated March 18, 2016.

Mr. Seckler used Exhibit A9- colorized revised site rendering to show the Quick Chek site, the 2 lanes of traffic on Union Ave. He also explained the traffic counts and formula for new trips to the site.

Mr. Seckler explained that:

- the site has two driveways
- how the flow of traffic will exit the site
- the distance from the intersection to the driveway is 140ft
- The gaps in the traffic will allow for left hand turns onto Union Ave.
- NJDOT is reviewing the application
- There are currently 19 parking spaces on the site, 25 parking spaces are proposed

Mr. Seckler used Exhibit A11 Truck Turning to show the fuel truck and which directions the truck would enter and leave the site.

Mr. Seckler used Exhibit A9 to show the height of the brush to screen the headlights. There will be a split rail fence behind the plantings.

Mr. Seckler used Exhibit A12 revised sign rendering and compared it to the previous sign Exhibit A5.

Mr. Seckler used Exhibit A12 to show that the new sign would be a lower monument sign that is compliant with the Borough codes.

Mr. Seckler used Exhibit A10 to show the lighting plan and how the foot candles were reduced altogether for a 24% reduction.

Chairperson Galida referred to the Police Department Memo dated June 3, 2016 in which concerns were raised to left hand turns from the site.

The Board discussed making a left hand turn from the site onto Union Ave and concerns with delivery vehicles.

The Board discussed left turn vs. right turn for delivery vehicles.

The Board decided as a condition of approval that there would be no fuel deliveries or any deliveries during the peak hours of 7am to 9am and 4pm to 6pm.

The Board continued with the application and reviewed the revised monument sign.

Board Members still had concerns regarding left hand turns.

Bob Bucco, Planning Board Engineer recommended that he would meet with the Traffic Safety Officer and Mr. Seckler to formulate a plan that would satisfy the Board, the applicant and NJDOT based on the discussions that were held this evening.

Mr. Seckler explained the proposed lighting and pedestrian access and circulation.

Chairperson Galida opened the meeting to the public for questions.

Bob Kizis, 229 Harris Ave questioned if Mr. Seckler evaluated the history of traffic accidents at the corner of Shepherd Ave and Harris Ave. He also questioned the glare standards.

Mr. Seckler stated that he did not evaluate the traffic accidents.

Mr. Ricci stated that the applicant has complied with the Board requests and that the application complies with the current ordinances when it comes to the lighting standards.

Ms. Dowling duly swore in Christine Nazzaro of Cofone Consulting, 125 Half Mile Rd, Suite 200, Red Bank NJ 07701

Ms. Nazzaro stated her education and credentials.

The Board accepted Ms. Nazzaro as an expert witness.

Ms. Nazzaro stated that this use is a permitted use as the Zoning Board previously stated that this was a service station.

Ms. Nazzaro reviewed the application from a planning perspective reviewing the signage on the canopy and why a variance was needed for the signage on the site, reviewed the variance for the maintenance shed, stated the reasons the benefits outweigh the detriments from a planning perspective.

Chairperson Galida opened the meeting to the public for questions.

Steve Anello, 26 Harris Ave questioned the statement of Ms. Nazzaro regarding the dry cleaning building.

Ms. Nazzaro addressed the question.

There being no other questions Mr. Marmora summarized the application.

Member Ryan stated his concerns regarding the traffic issue.

Mr. Marmora stated that the applicant will remove the request for final site plan and just ask for preliminary approval to allow for the meeting of the professionals to develop a plan to satisfy the Board regarding traffic issues.

Chairperson Galida opened the meeting to the public for comments.

Bob Kizis, 229 Harris Ave stated that:

- he did listen to the cd of the last meeting
- thanked the volunteers for their service
- he disagreed with the application
- stated that there are 10 gas stations in Middlesex some near residential areas
- air pollution issued not addressed
- not all issues addressed

Member Anello made a motion to approve the variance for the signage of canopy and accessory building setbacks, seconded by Mayor DiMura. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

Member Anello made a motion to approve the preliminary site plan with the conditions of a split rail fence added behind the shrubs, traffic restrictions consisting of no deliveries by tractor trailer between 7am to 9am and 4pm to 6pm need a revised letter from the Safety Officer and NJDOT approval, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Mayor DiMura-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

Mayor DiMura stated that he lives by the site and in the past the site was a gas station before it was a Dry Cleaner.

7. New Business

P2015-09

Minor site plan

Hortencia- Jaco Damiani

443 Union Ave

Block 107 Lot 7

The Board announced that this application was adjourned to the July 13, 2016 meeting, and no new notices would be sent.

P2016-06

Advanced Dentistry

Minor site plan

7 Greenbrook Rd

Block 85 Lot 1

The Board announced that this application was adjourned to the July 13, 2016 meeting, and no new notices would be sent.

8. Correspondence

A. Flood Hazard Permit

The Planning Board received a notification of a Flood Hazard Permit applied by Piscataway. No action was required by the Board.

9. Board Member Comments

LED lighting would be discussed at the next Council meeting.

Board Members stated that work has begun on the building next to Dollar General.

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

There being no further business Member Sweeney made a motion to adjourn the meeting at 10:07pm, 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 13, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve June 22, 2016 meeting minutes, seconded by Member Lowande. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Green abstain, Member Schueler- yes, Member Sweeney-yes, Member Tackach- abstain. Motion passed.

6. Old Business

P2016-04

Memorialize Preliminary Site Plan

Quick Chek

107 Harris Ave/440 Union Ave

Block 173 Lot 1 & 1.02

The Board reviewed the letter prepared by Mr. Bucco of Najarian Engineering regarding the traffic safety meeting.

Member Schuler made a motion to approve the Preliminary Site Plan Resolution with conditions, seconded by Member Lowande. Vote: Member Lowande-yes, Member Galida-yes, Member Green-abstain, Member Schueler-yes, Member Sweeney-yes, Member Tackach-abstain. Motion passed.

7. New Business

Hortencia Jaco-Damiani

Minor Site Plan

443 Union Ave

Block 107 Lot 7

Mr. Robert Ferb of Middlesex stated that he was representing the applicant.

Mr. Ferb stated that the applicant's plan to remove the middle shed on the property and have a business office in the basement.

Ms. Carey duly swore in Mr. Robert Templin of Templin Engineering, 861 Eisenhower, Bridgewater NJ.

Mr. Templin stated his education and credentials.

The Board accepted Mr. Templin as an expert witness.

Mr. Templin stated:

- The property has 8,250 sq. ft.
- That the frontage of the property is Union Ave
- Located in the RT Zone
- The zone requirements for width and depth
- The applicant proposes to remove the middle shed
- There would be 3 parking spaces
- There would be a 6ft fence
- A sign would be placed 10ft off of Union Ave/ Stout Ave.
- Sign would not be illuminated

Mr. Ferb handed out pictures of what the sign would look like.

Member Sweeney questioned why the applicant would have to be in front of the Board.

Mr. Ricci answered Mr. Sweeney's question using Ordinance 420-59E Home occupations. Home occupations may be permitted in the R-100, R-75, R-60A, R-60B, R-50 and R-T Zones, provided that:
[Amended 6-29-1993 by Ord. No. 1285]

(1)

The dwelling unit proposed to house such use is a single-family unit.

(2)

Such occupation shall be conducted solely by members of the residential family.

(3)

No structural alterations to accommodate the use of the dwelling are required.

(4)

Such use shall occupy an area equivalent to not over 50% of the floor area of one story.

(5)

There shall be no conspicuous display of goods or advertising to be seen from outside the premises.

(6)

Such use will not generate traffic or parking requirements which cannot be accommodated in the neighborhood.

(7)

Such use does not involve the use of any machinery or equipment which will cause electrical or other interference with radio and television reception in adjacent residences or which will cause offensive noise or vibration.

(8)

No permitted home occupation may be conducted with members of the public later than 10:00 p.m.

Mr. Ricci stated that the applicant can't have more than one floor used for the home occupation.

Mr. Ferb stated that the home office will be in the basement of the house.

Mr. Ricci stated that he needed the area of the first floor and he also needed the area of the basement. This would ensure the applicant is complying with 420-59 E (4).

Mr. Ferb and the Board discussed calculations.

The applicant did not have clear calculations regarding this requirement.

Mr. Ferb stated that Ms. Jaco-Damiani and the office manager will be using the business, and that they will use traditional office equipment such a copier, computer and fax machine.

Mr. Ferb stated that the workers go to other people's houses to clean.

The Board asked for the fence detail to be added to the plan.

The Board asked for the sign details to be added to the plan.

Mr. Ferb stated the 6ft fence is wooden board on board.

Member Green questioned if there is an exit out of the basement.

Mr. Ferb stated that there was an exit out of the basement.

Member Sweeney asked if it was an owner occupied business.

The Board asked for the types of vehicles that would be parked at the site.

The Board asked for the dumpster location and screening to be placed on the plans.

The Board asked that Mr. Ferb investigate if a box truck would be able to be parked on the site.

Chairperson Galida opened the meeting to the public for questions.

Daniel Gilroy, 119 Stout Ave, questioned that it was stated there would be 2 businesses run out of the basement. Mr. Gilroy asked what the 2 businesses are.

Mr. Ferb stated that the applicant has a moving business and a cleaning business.

Mr. Gilroy asked if the businesses would be parking on the street and stated that his tenants are upset that the box truck is being parked there.

The applicant will be returning to the Board on August 24, 2016 with a revised site plan.

P2016-06

Major Site Plan

**Advanced Dentistry- Ralph Reilly
7 Greenbrook Rd
Block 85 Lot 1 and 5.01**

Mr. Edward Johnson stated that he is representing the applicant, Dr. Reilly.

Mr. Johnson stated that the applicant wants to create 17 new parking spaces and construction an addition to the building. Mr. Johnson stated that his practice is next door and would be selling the lot that is between their businesses to Mr. Reilly.

Mr. Johnson stated that there would be 3 witnesses; Mr. Thomas Potter, architect, Mr. Robert Gazzale of Fisk Associates and Dr. Reilly.

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

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

Mr. Gazzale reviewed the site plans dated February 8, 2016.

Mr. Gazzale stated that:

- The property is located in the RT zone
- Corner lot with the frontage to Greenbrook Rd.
- State the lot area, depth and width
- 19 parking spaces are required
- Will be a solid evergreen buffer along edge of property
- Explained the way traffic would enter along Greenbrook Rd
- There would be wrong way traffic signs placed on the property for traffic flow

- Explained the storm water management drywell that had been installed previously
- the tree replacement fund calculations
- LED Lighting fixtures
- Applicant will be relocating the sign and will no longer require a variance
- Trash Enclosure will be screened

The Board commented on the lighting plan and the applicant will place an additional bollard on the lighting plan.

Chairperson Galida asked about the grading plan and the catch basins on the property.

The site plan was noted to have the incorrect 200ft property addresses on the plan.

The Board verified that proper addresses were notified and the site plan will be corrected.

Mr. Gazzale explained the drainage on the property and how the water flows to the inlet.

The Board reviewed the Engineer Report dated April 22, 2016 highlighting areas such as:

- the design waiver for the sidewalk
- the deficit lighting has been addressed with the additional bollard
- complying with the tree removal ordinance
- not having to apply to Middlesex County Sewage Authority
- applicant will provide additional storm water information
- relocating the trash refuse area
- signage on the property regarding no left hand turns during certain times (possible meeting with the Traffic Safety Officer)
- no illuminated signage at night
- confirmation that the existing building will remain and this is an addition
- hours of operations during week and on Saturday

The Board reviewed the Planner's Report dated May 9, 2016 highlighting areas such as:

- Buffer area
- Circulation and parking
- Proposed arborvitae by applicant and suggested arborvitae by Board Planner
- Having a designated employee parking spot and the number of parking spaces on the site
- Parking requirements
- Code Enforcer will enforce tree replacement
- Having applicant comply with the screening for the trash enclosure
- Applicant has an irrigation system for plantings

- Discussion of lighting elevations and isobars

Chairperson Galida opened the meeting to the public for questions.

Nick Santillo, 1 Ramsey Rd stated that he is in favor of the application due to the parking on the Residential street.

Ms. Carey duly swore in Dr. Ralph Reilly.

Dr. Reilly stated that he bought the property in 1985 and has been there for 32yrs.

Dr. Reilly explained the purpose of the application and used the architectural plans to show the layout and function of the property, the upstairs apartment will now have a meeting room, kitchenette and file room.

Dr. Reilly explained the way the downstairs offices with addition will be able to be used and help expand his business.

Dr. Reilly stated the hours of operation for the business.

Exhibit A1 was entered as photo rendering of what the site will look like after the addition.

Chairperson Galida opened the meeting to the public for questions.

There being no public present, Chairperson Galida continued with the application.

Mr. Johnson summarized the application for the Board.

The Board agreed that the buffer area variance should be clarified that 8ft is required and only 5.5 ft. is being proposed, the height of the light will be clarified and the correct property owner's list is to be put on the site plans.

Chairperson Galida opened the meeting to the public for comments.

There being no public present, Chairperson Galida continued with the application.

Member Schueler made a motion to approve the preliminary and final major site plan addition, mergers of the lots, new parking curbs width, side yard variance landscape buffer of 5.5ft, waivers for the private sidewalk and provide; concrete detail and inlet size details, bollards, consult with police with verbiage on signs, no left hand turns during certain times, having the outside lights on timers, designated parking spot for employee, applicant has to contribute to the tree replacement fund and revise site plan accordingly, seconded by Member Green. Vote: Member Lowande- yes, Chairperson

Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Tackach-yes. Motion passed.

8. Correspondence

A. Dunellen Planning Board Notice

No action is required by the Planning Board.

B. Piscataway Zoning Board

Ms. Carey stated that the correspondence is regarding Affordable Housing ordinance being implemented by Piscataway.

No action is required by the Planning Board.

C. Middlesex County Planning Board Notice

No action is required by the Planning Board.

D. Jacobs- Us Army Engineer Notice

No action is required by the Planning Board.

9. Board Member Comments

Ms. Carey stated that the Governing Body is proposing amendments to the Redevelopment Plan.

This subject will be placed for discussion on the July 27, 2016 meeting, with the full report given at the end of August. Ms. Carey will investigate the noticing that will need to be prepared for the public meeting.

The next meeting will be July 27, 2016.

There being no further business Member Schueler made a motion to adjourn the meeting at 10:45pm, 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
July 27, 2016**

1. Call to Order

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

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

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

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

5. Minutes

Chairperson Galida asked that the minutes be amended to include the addresses on the site plan for Advanced Dentistry were incorrect. The proper notice was given to the correct addresses. Member Schueler made a motion to approve July 13, 2016 meeting as amended, seconded by Member Green. Vote: Chairperson Galida-yes, Member Green-yes, Member Schueler- yes, Member Anello-abstain, Member Woska-abstain. Motion passed.

6. New Business

**P2016-06
Advanced Dentistry
7 Greenbrook Rd
Block 85 Lot 1**

Memorialize Resolution

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

7. Discussion of Governing Body Ordinance 163-16 Amendments to the Redevelopment Plan

Mr. Ricci and Board discussed:

- Focus area known as “West Market Area”
- Proposed concept designs of future buildings and parcels of land to be developed
- Increasing setbacks regulations of future proposed buildings to 14ft from the property line
- Parking requirements for future proposed buildings to allow for ample parking
- Maximum height standards allowed for future mix use buildings to allow for commercial and parking on ground level with 4 story residential use
- Streetscape requirements for the Redevelopment area
- Pilot program
- Affordable Housing Component
- Concerns of increasing maximum height standards would allow for bigger and bigger buildings

8. Correspondence

A. Governing Body Resolution 159-16

No action was required by the Planning Board.

9. Board Member Comments

Mr. Ricci will send a memo for the Board regarding 443 Union Ave as he will not be at the meeting.

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 Schueler made a motion to adjourn the meeting at 9:45pm, 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
September 14, 2016**

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. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve August 24, 2016 meeting minutes, seconded by Member Anello. Vote: All in favor. Motion passed.

6. New Business

**P2015-10
Nature's Fell Inc.
897 South Ave.
Block 293 Lot 1**

Minor Site Plan

Chairperson Galida announced that the Applicant's Attorney asked to adjourn the application to the September 28, 2016 meeting and preserve the notice. The Board announced that the application would be heard at the September 28, 2016 meeting.

7. Old Business

**P2015-09
Hortencia Jaco-Damiani
443 Union Ave
Block 107 Lot 7**

Minor site plan

Mr. Ferb, Attorney for the applicant stated that the site plan drawings have been updated to show the fencing.

The Board clarified that the applicant will have to have a 6ft four sided stockade enclosure in between the sheds.

The Board accepted the dimensions of the area square feet.

Ms. Carey duly swore in Hortencia Jaco-Damiani.

Ms. Damiani stated that she does not take the garbage from the places that her company cleans.

Ms. Damiani stated that the company is open from Monday to Saturday, with only one person in the office and 4 part time personal coming to the site to take the vehicles.

The Board asked for the location of the 3 larger vehicles.

Exhibit A3 was entered as photographs of the vehicles

Ms. Damiani stated that they are kept on Rt22 in Greenbrook, that she has a month to month "lease agreement."

Exhibit A4 was entered as the letter showing the parking agreement.

Ms. Damiani stated that her assistant (Ms. Agudelo) and herself answer emails and prepare estimates.

Ms. Damiani stated that there 3 other employees who have vehicles that would be driving their personal vehicles to the property and then would take the company vehicles to the job sites. The employees would park in the driveway and/or street.

Exhibit A5 was entered as a series of 5 photographs including the personal vehicle that has business lettering on the back.

Ms. Damiani stated that the customers never go to the office.

The Board discussed:

- the conditional use requirements for a home occupation in the zone
- that several members are not family members as required by ordinance
- the parking and traffic on Stout Ave increasing the intensity of the use
- Site being used for 2 businesses

The Board stated that through the testimony the application did not meet the conditional use standards and advised the applicant to amend the application and apply to the zoning board.

Mr. Ferb agreed with the Planning Board and asked that the application be transferred to the Zoning Board.

8. Correspondence

A. Middlesex County Treatment Works Approval

The County put the application to NJDEP. No action is required by the Planning Board.

9. Board Member Comments

Board Members discussed the parking requirements for 150 Lincoln Blvd apartments as compared to the Bound Brook apartments.

Chairperson Galida stated that the Bamboo Ordinance would be under property maintenance section of ordinance.

Member Schueler stated that the Lighting Ordinance was introduced at the Borough Council meeting the night before.

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 Schueler made a motion to adjourn the meeting at 8:58pm, seconded by Member Green. Motion passed. Meeting adjourned.

Secretary

Karen Wick, Board Clerk

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
September 28, 2016**

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. Call to Order

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

5. Minutes

Member Anello made a motion to approve September 14, 2016 meeting minutes, seconded by Member Green. Vote: All in favor. Motion passed.

6. Old Business

P2015-09

Resolution

Hortencia Jaco- Damiani

Block 107 Lot 7

Ms. Carey gave an overview of application; that through testimony the applicant did not meet the conditions of a home occupation as it is a conditional use.

Chairperson Galida stated his concerns and the many changes the application has gone through since the original submission.

Member Lowande made a motion to approve the Resolution transferring the application to the Zoning 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 Woska-yes. Vote: Motion passed.

7. New Business

Minor Site Plan

**P2015-10
Nature's Fell Inc.
897 South Ave
Block293 Lot 2**

Don Whitelaw stated he is representing the applicant Nature's Fell

Mr. Whitelaw stated that he will have two witnesses, Scott Alexander the owner of Nature's Fell and Mr. Stires the applicant's Engineer.

Mr. Whitelaw stated the applicant is a tenant on the property and seeking approval for outdoor storage, fence for screening on the property.

Ms. Carey duly swore in Scott Alexander of Nature's Fell.

The Board started to review the waiver requests regarding the lighting plan, utilities and refuse plans.

Mr. Whitelaw stated that there are no changes to the building, there are no new signs to be added that there is one that is existing.

Mr. Alexander described the business as taking raw trees and turning them into logs to be used for furniture, art etc..

The Board reviewed the waivers requested and the Board professionals where unclear as to the outdoor storage component of the application.

The Board professionals asked for clarification on the storage:

- how is it going to be used,
- the type of fence
- gates would be rolling or swinging
- stone area
- how would logs be arranged
- safety considerations

The Board asked how many employees worked at the site and types of equipment are used.

Mr. Alexander explained that he takes the logs and cuts them into usable lumber to make farmhouse tables.

Mr. Alexander explained that the business is a 5,000sq ft. indoor milling operation with the longest log being 20ft and the outdoor they peel the bark off the logs.

Mr. Alexander stated that he doesn't use any chemicals and has almost zero waste, with many farms contacting him for the shavings.

The Board advised Mr. Alexander to amend the application to approve the site for possible future growth of the business and for the mill yard.

The Board questioned the size of the wood piled and how the wood is going to be wrapped.

The Board questioned where the nearest fire hydrant is located.

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

Mary Martin, Wilton Village, President of the Association, commented on: trees to be removed near the complex, and noise concerns, wanted to know the hours of operation.

The applicant stated that the business hours would be 9am to 5pm and an occasional Saturday.

Rachel Morgan, Wilton Village, had a noise complaint about sandblasting not necessarily coming from this property.

The Board stated that the area is an Industrial Zone with lots of businesses located nearby.

The applicant will return to the Board on October 26, 2016 to continue with the application.

8. Correspondence

There was no correspondence at this time.

9. Board Member Comments

LED Lighting Ordinance was adopted at last night's Council meeting.

There being no further business Member Anello made a motion to adjourn the meeting at 8:20pm, 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 12, 2016**

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. Call to Order

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

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

5. Minutes

Member Sweeney made a motion to approve September 28, 2016 meeting minutes, seconded by Member Lowande. Vote: All in favor. Motion passed.

6. New Business

**P2016-07
Templin
59 Warrentville Rd.
Block 5 Lot 8**

Major Subdivison

Mr. Ferb stated that he is representing RJT Construction.

Mr. Templin stated that he is the surveyor and engineer as well as being the applicant.

At this time Member Anello arrived.

The Board accepted Mr. Templin as an expert witness as he has appeared in front of the Board before.

Mr. Templin stated that the property has 4.38 acres which he is proposing to subdivide into three lots.

Mt. Templin stated that 2 lots will front Warrentville Rd and the third lot will be a flag lot.

Mr. Templin stated that the existing house will be removed and that only the 6 trees going to be removed are the trees that are located on the proposed driveway and new house.

Mr. Templin stated that on lot 8.03 there is a conservation easement and high tension wire that would not affect the proposed house.

Mr. Templin stated:

- Lot 8.01 would have 10,318 sq. ft.
- Lot 8.02 would have 10,475 sq. ft.
- Lot 8.03 would have 170,043 sq. ft.

Mr. Templin stated that the Lot 8.03 would only require a bulk variance due to 30ft wide strip for the driveway.

The Board started to review the Engineer's Report dated June 2, 2016.

The applicant requested waivers from providing the floor plan; the applicant has not determined what type of houses will be built.

The applicant requested waivers from detailed plan on proposed lighting; the applicant stated that it would be typical residential house.

The applicant requested waiver from existing and proposed signage; the applicant stated that this is residential property not commercial property.

The applicant requested a waiver from plan of existing and proposed refuse area; the applicant is not proposing any since it is not a commercial site.

Member Anello made a motion to approve the design waivers, seconded by Member Woska.

The applicant agreed to have the Board Engineer and Board Attorney review the deeds for subdivision.

The applicant agreed to have the wetlands be shown on a conservation deed.

The applicant stated that he has received a NJDEP Letter of Interpretation.

The applicant agreed to replace the sidewalks and curbing.

The applicant will demolish the existing house and greenhouse on the property, the masonry garage will be kept during construction and then demolished after construction.

The applicant will add a note to the plans regarding the garage.

The applicant will add a note to the plans regarding all existing utilities.

The applicant will add a note to the plan regarding matching the sidewalk and curbing.

The applicant will match the proposed sidewalk to the existing sidewalk.

The applicant will revise the curb cut on the plans.

The applicant will provide a construction roadway restoration detail on the plan.

The applicant is removing 6 trees and will have to comply with the Borough's tree replacement plan.

The applicant stated that the residences will have basements; the basement elevation will be added to the plan.

The applicant will add to the plans the handicapped curb ramps that will match across the street.

The applicant stated that the disturbance on the property is less than .07 acres and will not need a NJDEP permit.

The applicant is not committing to a foot print just a subdivision of the property and is not submitting a storm water grading plan.

The applicant will add the driveway detail to the plans.

The applicant will add all the notes from Engineer's letter dated June 2, 2016 technical comment #15.

The applicant will add a signature block, post a performance bond, and be required to obtain a NJDEP Flood Hazard Permit.

The applicant stated that he has a Letter of Interpretation from the NJDEP.

The applicant will get approval from the necessary outside agencies.

Member Anello question the bottom elevation of the basement.

The applicant stated that the bottom elevation of the basement would be 50ft and the finished floor of the basement would be 53.5 ft.

Member Anello questioned the utilities to the back building.

The applicant will add to the plans the underground utilities to the back building.

Member Ryan questioned if the garage would remain during construction had electric service.

The applicant stated that the garage does have its own meter.

Member Ryan questioned if there had been flooding on the property.

Chairperson Galida opened the meeting to the public for questions of the Owner/Engineer.

Robert DeFilippis, 45 Warrentville Rd. asked about the square footage of the houses. He also asked how far from the power line easement would the 3rd house be located.

Mr. Templin stated that the house would be approximately 2, 400 square feet and located approximately 100ft from the power line.

Mr. DeFilippis stated that there was a 50ft power line easement.

Mr. Ricci explained that the corner tip of the house would be approximately 85ft from the easement.

The Board explained that 75ft frontage is required for the zone but the applicant is asking for 30ft due to the location of house frontage to Warrentville Rd.

Mr. Ricci explained that Mr. Templin has also proposed a 4 lot subdivision with a cul-de-sac that would be conforming.

Mr. Ricci explained that the Board can grant the subdivision for 3 three lots with the bulk variance or grant the subdivision for 4 conforming lots with a cul-de-sac.

Kim Mirocco (Groves), 45B Warrentville Rd asked if there would be a fence on the property.

Mr. Templin stated that there was no fence proposed at this time.

Elizabeth Sam-Garni, 111 Valley Brook Ct. questioned Mr. Templin on the 6 trees that would be removed along the rear of the property and had concerns of development of property would increase water into brook. She stated her property does flood.

Mr. Templin stated that the trees would be replaced by 2 ½ to 3 inch caliper trees most along rear.

William Bronackas, 64 Warrenville Rd stated that the property is infested with wildlife and is an eyesore and was in favor of development.

Mike Fitzsimmons, 115 Valley Brook Ct questioned if the 3rd lot property owner would also be the owner of the wetlands. He stated that his house is located behind the property. He questioned dry well and questioned if the lots would have city water as he thought there was a well on the property.

Mr. Templin stated that the lots would be connected to city water.

Robert DeFilippis, 45 Warrenville Rd wanted to know the acreage of the property and the sizes of the three lots.

Mr. Templin stated that the property is 4.38 acres and would be divided into 2 lots being .25 acres each and the remainder of the acreage with the third lot.

Member Ryan asked what steps are done to prevent disturbance to the wetlands and would there will be a deed on the wetlands.

Mr. Ricci suggested to place stakes on the property.

Mr. Templin suggested a fence with signage notifying that the area is a wetland.

Mr. Templin stated that there was barb wire fence on the property that he would be removing as the property was once a farm.

The Board reviewed Paul Ricci's letter.

Mr. Ricci stated that the Board's focus is whether they will be granting the 3 lot subdivision with variance or 4 lot subdivision.

The Board talked about another subdivision with a long driveway and safety concerns with fire trucks.

The Board will have the fire department review the application.

Mr. Ricci confirmed that the applicant will be replacing sidewalk and curbing and staking the wetland area on the property.

Chairperson Galida opened the meeting to the public for questions for the applicant on the Planner's report.

Michael Fitzsimmons, 115 Valley Brook Ct. asked about any provisions for removing down trees on the rear of the site.

Mr. Templin stated it will depend on the conservation easement and how it will be written.

Ms. Carey and Mr. Bucco stated that the NJDEP would have jurisdiction of a conservation easement.

Mr. Bucco informed the Board Members that when the applicant files the deed for the subdivision; a conservation agreement will have to be included in it.

Mr. Ricci referenced the Borough code of section 325 regarding this issue.

The Board discussed the conservation agreement and that the focus of these types of easements are to leave the property natural.

The Board reviewed the Police Department memo.

The Board reviewed the James Frace letter application for wetlands permit to NJDEP.

The applicant received a LOI (Letter of Interpretation) from the NJDEP and will provide a copy of this letter to Mr. Bucco, Board Engineer.

The Board discussed the application.

Member Lowande had a reservation of a 30ft setback in R75 zone.

Member Anello was in favor of the subdivision, having the applicant clean the lot and new house would add additional taxes for the town.

Ms. Carey asked if the Board was in favor of the 4 lots or 3 lots with variance.

Chairperson Galida asked about the square footage of the lots on the 4 lot subdivision with cul-de-sac.

Mr. Templin stated the square footage of the 4 lots and the proximity to the neighbors.

The Board discussed the 4 lots and would be close to the neighbors and the Borough would be responsible for another street.

Mr. Templin entered the drawing of 4 lots with cul-de-sac as Exhibit A1 (10/12/16).

The Board discussed the cul-de-sac plans

The Board requested the plans be reviewed by the fire department.

Ms. Carey stated that one of the conditions of approval will be approval from the fire department.

The board discussed the best use of the property and Board Members agreed 3 lot plan was better for the town vs. the 4 lot plan.

Chairperson Galida opened the meeting to the public for comments.

Kim Mirocco, 45B Warrenville Rd asked what portions can be changed and what portions of the plan can stay the same.

Ms. Carey stated that the Board is voting on the subdivision not building plans: there would be 3 lots and 3 deeds and each lot would get a building permit.

Ms. Mirocco asked the applicant to take the neighbors into consideration during the project.

Krystyna Vignoli, 108 Valley Brook Ct asked the applicant if he would be the general contractor on the project or would he be selling the lots.

Mr. Templin answered yes to both questions.

Mr. Bucco explained that after that application is approved for subdivision, the applicant will need to file deeds with the county and obtain all necessary approvals. The applicant's last step is to obtain a building permit. The applicant will need to provide a plot plan that shows the exact foot print of the house and provide a grading plan. This will need to be approved by the Borough Engineer and building department.

Robert Defillips, 45 Warrenville Rd agreed that 3 lot subdivision is better than the 4 lot subdivision and had his concerns with the flag lot. He asked about the town fixing Warrenville Rd.

The Planning Board stated that they have no jurisdiction to fix Borough Roads, that is done by the Governing Body.

Robert Vignoli, 108 Valley Brook Ct, thanked the Board Members for their service and had concerns about being across the Brook and the impact on their properties.

The Board stated that each lot would be reviewed at time of submission for permits and will have to comply with grading and drainage requirements.

The Board discussed the application and had concerns with the flag lot but felt it was better than the 4 lot subdivision.

Member Anello made a motion to approve the 3 lot subdivision with bulk variance with applicant agreeing to: the Engineer and Planning comments as discussed, meeting with the Fire Department and filing a conservation easement to delineate the wetlands on the property, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida- yes, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

7. Correspondence

No correspondence at this time.

8. Board Comments

No further Board comments at this time.

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

There being no further business Member Sweeney made a motion to adjourn the meeting at 9:10pm, 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 26, 2016**

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. Call to Order

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

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

5. Minutes

Member Lowande made a motion to approve October 12, 2016 meeting minutes, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Tackach-abstain, Member Woska-yes. Motion passed.

6. New Business

**P2016-07
Templin
59 Warrentville Rd.
Block 5 Lot 8**

Major Subdivison

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

**P2015-10
Nature's Fell Inc.
897 South Ave
Block 293 Lot 2**

Continuation

Don Whitelaw stated that he representing the applicant.

Mr. Whitelaw stated that the applicant has added screening for the outdoor storage, there will be 90 parking spaces.

Ms. Carey duly swore in Craig Stires, Engineer for the Applicant.

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

Mr. Stires stated that after the last meeting he met with Mr. Bucco to revise the site plans.

Mr. Stires will add the fence/gate detail to the site plans.

The applicant will add a chain link fence by the board on board fence.

There will be no showroom on the site.

Mr. Stires stated that the corner Block 293 Lot 8 the pavement of the two properties connect.

The applicant has complied with all the comments. Mr. Stires will add a note and detail to the plan.

Chairperson Galida opened the meeting to the public, there being no public he closed the public portion and the board proceeded with the application.

The Board requested that the fire department and the police department re-review the revised site plans.

Member Woska made a motion to approve the minor site plan as presented; having the fence and gate detail added to plans, having outside storage, having 9 parking spaces as "banked" spots, approving the design waivers as requested, having limited retail sales, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Sweeney-yes, Member Tackach-abstain, Member Woska-yes. Motion approved.

7. Correspondence

No correspondence at this time.

8. Board Member Comments

Board Members questioned the status of the approved McDonald's on Bound Brook Rd. The Board was informed that McDonald's had just been granted an extension by the Zoning Board due to difficulties with Resolution compliance.

Board Members questioned if there was any applications for the building in front of the Dollar Store on Lincoln Blvd. The Board was informed that the owner of the property has an application to the Zoning Board to be heard

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

There being no further business Member Tackach made a motion to adjourn the meeting at 8:10pm, 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
November 9, 2016**

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. Call to Order

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

Also in attendance were: Board Attorney, Ms. Kelly Carey

5. Minutes

Member Sweeney made a motion to approve October 26, 2016 meeting minutes, seconded by Member Lowande. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-abstain, Member Sweeney-yes, Member Woska-yes. Motion passed.

6. Old Business

P2015-10

Nature's Fell Inc.

897 South Ave

Block 293 Lot 2

Memorialize Resolution

Member Green made a motion to approve the Resolution with the dates of the Plans/ Reports corrected, seconded by Member Sweeney. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-abstain, Member Sweeney-yes, Member Woska-yes. Motion passed.

7. Subcommittee Formation to review Bids

Member Green, Chairperson Galida and Member Lowande volunteered to be on the subcommittee to review the Bids.

8. Correspondence

No correspondence at this time.

9. Board Comments

Chairperson Galida announced that the November 23, 2016 meeting has been cancelled.

Ms. Carey informed the Board of the Middlesex County notice sent to all the Borough Clerks in Middlesex County reminding them to submit new, revised or amended ordinances to the County Planning Board. The notice will be on the December 14, 2016 agenda for review.

10. Public Comments

Chairperson Galida opened the meeting to the public for comments, there being no public present 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
Special Meeting Minutes
November 30, 2016**

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. Call to Order

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

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

5. Minutes

Minutes were not adopted at this time.

6. Presentation of Amendments to Redevelopment Plan

Governing Body is asking the Planning Board to review Ordinance 1903-16 to ensure the Ordinance is consistent with the Master Plan and should be adopted.

Mr. Ricci started the Presentation of Amendments to Redevelopment Plan referencing memo dated November 19, 2016.

Mr. Ricci dispersed Building Type Comparison Table to the Board Members.

Mr. Ricci stated that the original Redevelopment Plan was introduced in 2007 which included a "focus area" to try to encourage redevelopment.

Mr. Ricci stated that the "Focus Area" supersedes the underlying zoning.

Mr. Ricci stated that the Redevelopment Plan encourages and requires a mixed use.

Mr. Ricci stated that the 150 Lincoln Blvd project's streetscape (streetlights, benches and garbage cans) are now codified into the document so that all the future developments will have the same streetscape.

Mr. Ricci reviewed the changes to the Redevelopment Plan:

- North side of Lincoln Blvd (opposite 150 Lincoln Blvd) will now require a mixed use (retail/office) on the ground floor as previously it was all residential.
- North side of Lincoln Blvd will be all mixed use developments.
- Types of Buildings to be built changes from town houses, duplexes and triplexes on the North side of Lincoln Blvd to 3 story mixed use development with (retail/office) on 1st floor and apartments on the next 2 levels.
- Area from north side of Ashland to E St will now permit 3 story mixed use. Area on south side of Lincoln Blvd permits a 5 story mixed use West of Pathmark and 4 story mixed used east of Pathmark.
- Area known as town center- on the north side of Lincoln Blvd now permits 3 story mixed use development. The south side of Lincoln Blvd permits 5story mixed use development. Mountain Ave south of the railroad permits a 3 story apartment building and also a 3 story mixed use building.

Mr. Ricci reviewed the changes in the building types in the Redevelopment Plan.

Mr. Ricci stated that the changes made in the plan with the new developments ensure right materials are used and comply with the design requirements.

The Board discussed amendments to the document in order to meet the community needs and goals.

Mayor DiMura asked if the amendments reduce the amount of residential development.

Mr. Ricci stated that previously there were no controls on the amounts of bedrooms, now with the amendments the developments will be 70 % 1 bedroom and 30 % 2 bedrooms.

Mr. Ricci explained that the apartments will be used by young professionals not a family garden apartment.

The Board discussed the business component on the ground floor of a development, the amount or residential apartments with effects on the town school.

The Board was in favor of the requirement of development to be 70% 1-bedroom apartments to alleviate the impact on the schools.

The Board discussed that Lincoln Blvd is a County Road and there are no plans from the County to have a bike lane.

The Board discussed:

- Bump outs in the curb lane and suggested getting rid of them.
- Awning depths on buildings
- Top floor height on new developments is 15ft

- Parking calculations standards
- Types of street trees to be planted

Chairperson Galida opened the meeting to the public for questions.

Rich Thomasey, 109 Greene Ave had concerns with the height of 5 story mixed use behind the monument on Lincoln Blvd. Mr. Thomasey questioned the PILOT (payment in lieu of taxes) program. He questioned if the increase in population has strained the emergency services as well as the school system. He questioned if Lincoln Blvd was an industrial zone.

Ms. Carey stated the purpose of the meeting was to make sure that the Redevelopment plan is consistent with the Master Plan.

Mr. Thomasey questioned who signed the PILOT program.

The Board informed Mr. Thomasey that the PILOT program for 150 Lincoln Blvd. was signed by the Governing Body.

Mr. Thomasey stated that he did not feel that was a good move for the Borough. He stated that the police station was a million dollars to build and the Borough will have to match the grant for the athletic field.

Laura Thomasey, 109 Greene Ave. had concerns with the traffic. Mrs. Thomasey had concerns with property maintenance on Union Ave and Bound Brook with the focus is on Lincoln Blvd.

Mayor DiMura stated the Union Ave and Bound Brook Rd will be focused on in the upcoming year.

Chairperson Galida closed the public portion of the meeting.

The Board discussed that the Redevelopment Plan is consistent with the Master Plan.

Member Schueler made a motion to approve the Resolution approving Ordinance 1903-16 as consistent with the Master Plan, seconded by Member Green. Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-abstain, Member Anello-yes, Mayor DiMura-yes, Member Ryan-yes. Motion approved.

Member Sweeney explained why he abstained from voting tonight.

7. Board Comments

Chairperson Galida stated the next Planning Board Meeting is December 14, 2016.

Board Members discussed the site where Dollar General is located. There is an application at the Zoning Board for the vacant building.

Board Members questioned if the LED Lighting Ordinance had been passed by the Governing Body. Mayor DiMura and Member Schueler stated that the ordinance had been approved by the Governing Body.

There being no further business Member Lowande made a motion to adjourn the meeting at 9:36pm, seconded by Member Schueler.

Secretary

Karen Wick, Board Clerk