

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
June 24, 2020

1. Call to Order

Chairperson Conahan called the meeting to order at 7:34 pm.

2. Open Public Meeting Act Statement

Chairperson Conahan read the Open Public Meeting Act Statement.

3. Roll Call

The following members were present:

CLASS IV MEMBERS:
FRANK RYAN DEC/2020 [PRESENT] MARK KRANZ DEC/2023 [PRESENT]
MARTIN QUINN DEC/2021 [PRESENT] MICHAEL CONAHAN DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT] PAUL WOSKA DEC/2023 [PRESENT]
JOSEPH DESCENZA DEC/2021 [PRESENT] ALTERNATE 1
JOE CARUSO DEC/2021 [PRESENT] ALTERNATE 2

STEPHEN GRECO DEC/2020 [PRESENT] CLASS I MEMBER
ROBERT DESSINO DEC/2020 [PRESENT] CLASS II MEMBER
JEREMIAH CARNES DEC/2020 [PRESENT] CLASS III MEMBER

Also present Board Attorney: Mr. William Robertson
Board Engineer: Mr. Bob Bucco
Board Planner: Mr. Paul Ricci
Board Traffic Engineer: Mr. John Jahr

4. Approval of Minutes

Member Sherr made a motion to approve the June 10, 2020 meeting minutes, seconded by Member Descenza. Vote: All in favor. Motion passed.

5. Old Business

P2018-02

Layla Transport and Trailing LLC

930 Lincoln Blvd.

Block 249 Lot 2

Major Preliminary and Final Site Plan

Mr. Thomas Kelso, Attorney for the applicant stated that this was their fourth appearance before the Board. The applicant revised his engineering site plans and now has the architectural plans and pictures that the Board had requested to see.

Mr. Ragab, Architect for applicant (previously sworn in) explained the drawings. There are three buildings on the site; Building 1 would be used as bus repair shop. Building 1 would have the loading dock enlarged in the front and garage door as exit on the rear side of building. The sprinkler system would be tested and be in compliance with the Fire Marshal regulations as requested.

Plan Sheet A0.2 was used to show Building 2.

Member Greco questioned if the telephone pole was to be relocated.

Mr. Ragab stated that the pole was not to be relocated and explained how close to the building it actually is.

Member Woska asked questions pertaining to maintenance and colors of buildings.

Mr. Ricci stated that the colors of the buildings will have to be noted on the architectural and site plans.

The applicant agreed to note the rust color and cream trim on the plans.

Member Dessino questioned if the vinyl siding will be replaced.

The applicant informed the Board that vinyl siding will be repaired and matched to current siding.

Chairperson Conahan stated that the vinyl siding has to be consistent with color.

The applicant stated that they would paint vinyl siding to have consistent color.

The Board confirmed that there would be an 8ft fence with hedge slats.

The Board stated that the documents submitted Architectural Plans dated 2/24/20 consisting of sheet A.01(Bldg. #1), A.02 (Bldg.#2), A.03 (Bldg. #3) would be the plans the applicant needs to comply with.

Mr. Kelso stated that the previous outstanding items of spot elevations, fence detail and security lighting on Bldg.#2 and #3 were incorporated to site plans and submitted to Borough on March 28, 2020.

Chairperson Conahan confirmed the previous testimony of buses exiting the yard closer to South Lincoln with the applicant.

Chairperson Conahan stated that there were numerous property maintenance violations during this process and asked the applicant to address this situation.

Mr. Walid, Owner, addressed the Board and assured the Board that the property would be maintained.

Member Ryan asked a question regarding grading and fence installation, and washing of buses.

The applicant informed the Board that the site will be grade to LSRP specifications and then fence installed.

Mr. Bucco stated that the previous testimony was that there would be no washing of buses at site and there are rules and regulations that need to be followed for washing of commercial vehicles.

The Board confirmed that the buses will be registered and inspected because they do not want to see a junkyard at the site.

Mr. Walid, Owner explained the registration and inspection process for school buses and assured the Board that the site will not be a junkyard.

Mr. Ricci read ordinance 244 regarding junkyards.

Member Kranz asked if the concrete slab in Building #1 had been replaced.

Mr. Walid stated that the concrete slab had been replaced about a year ago.

Member Dessino asked if smaller buses and minivan could be parked closer to Lincoln Blvd and bigger school buses be parked in back.

Chairperson Conahan opened the meeting for public questions for the Architect.

There being no public questions for the Architect on the phone or in the audience the Board continued with application.

Member Kranz made a motion to approve preliminary and final site plan with the existing front yard setback, having the variance for the side-yard setback eliminated with the consolidation of the two lots, having the height of the fence as 8ft with screening (triggers a variance), approving the design waivers for lighting as discussed, parking curbing as discussed, with the conditions of no body work at site, hours of operation 6am to 4:30pm Monday through Friday for office and allowing maintenance of buses on Saturdays from 8:30am to 4:30pm, lighting will turn off at 10pm, applicant will consolidate lots, comply with stone base as per testimony, no signage (applicant will need to comply with Borough Ordinance if in future), repair sidewalks, adding the fence details to plan, adding colors of buildings to plans and stating items to be repaired, roof

on Building #3 to be re- shingled, traffic exiting the site from exit closer to South /Lincoln Ave, applicant has agreed to traffic after study, smaller buses to be parked in front and larger buses to be parked in the rear, site can not be a salvage junk yard, no washing of buses, site to be monitored by LSRP, applicant to comply with Fire Marshal's office memo and comply with Najarain and Ricci's memos, seconded by Member Greco. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

6. New Business

JLUB 2020-003

Major Preliminary and Final Site Plan

RG Middlesex LLC

River Road and Baekeland Ave

Block 353 Lots 1.01 and 1.02

Mr. Christopher Degrezia stated that he representing the applicant.

Mr. Degrezia stated that the application is for a 400,000 sq. ft. warehouse and the area had been deem in need of Redevelopment by the Borough, the site was the former Dow Chemical site, and would be a modern warehouse,

Mr. Robertson duly swore in Mr. Health Abramsohn, V.P. Regional Director of RG Middlesex (via phone).

Mr. Abramsohn stated that the site was the former Union Carbide site, and stated there would be a 400,000 sq.ft. warehouse as an extension of the Piscataway site.

Mr. Robertson duly swore in Mr. Matthew Welch of Langan Engineering, Parsippany, NJ.

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

Mr. Welch reviewed the Exhibit packet that was given to members.

Exhibit A1 was entered as aerial photograph with the proposed project site highlighted in red with the remainder of Dow site highlighted in blue.

Exhibit A2 was entered as aerial photograph taken last year showing Block 353 Lots 1.01 and 1.02, showing 30acre triangular site.

Exhibit A3 was entered as color rendering of proposed site enhanced with landscaping with 400,000 sq. ft warehouse with 96ft. off set of Baekeland Ave.

Mr. Welch informed the Board that there will be 2 driveways, trucks having separate driveway off of River Road.

Mr. Welch stated that the site will have loading docks on the southern side.
Mr. Welch stated that they do not know who the tenants will be, there could be from 2 to 4 tenants at the site.

Mr. Welch stated that the offices will be located in the northeast and northwest corners of the warehouse.

Mr. Welch stated that there are 58 parking stalls as "banked parking" if needed they will be installed.

Mr. Welch stated that there are four basins being proposed in the southerly corner of the site.

Mr. Welch stated that the two larger basins meet Middlesex and NJDEP stormwater requirements and have DEP approval.

Mr. Welch stated that there will be split rail fencing around the basins.

Mr. Welch stated where security fencing would be placed if tenants required it.

Mr. Welch stated where the trash enclosure would be placed within the truck parking.

Mr. Welch stated the numbers and types of trees/shrubs to be planted and there would be a contribution to the Tree Replacement Fund in excess of \$20,000 depending on the final number of trees to be removed.

Mr. Welch stated that a waiver is needed for lighting, a small portion of the site has over the required foot candle.

Mr. Welch stated that a waiver is needed for the width of a driveway.

Mr. Welch stated that the application conforms 100% with the Redevelopment Plan.

Mr. Welch used Exhibit A-4 an aerial view of site with the warehouse added on the site, highlighted in yellow is the Piscataway portion and highlighted in orange is River Rd, purple area is area to be improved, cyan area is the area County did improvements, green section is area to be improved.

Mr. Welch stated that noted in the site plans is the contribution amount for Baekeland Ave. project in conjunction with Piscataway.

Mr. Welch stated that they will comply with the technical comments in the Najarian review letter dated May 1, 2020.

Mr. Bucco stated that they have had several meetings with the applicant to ensure compliance with DEP issues.

Mr. Bucco explained the Baekeland Ave project and the portion the applicant would be responsible for is to the center of the road. The other side is the Piscataway side.

Mr. John Jahr, Traffic Engineer, Najarian Associates stated that he reviewed the site circulation and traffic studies.

Mr. Welch stated that they have agreed to everything in the Najarian review letter; everything is being permitted or being addressed.

Mr. Ricci stated that the applicant adheres to the Redevelopment Plan and applicant testified to parking needs, applicant is trying to maximize parking and will be 'banking' spots.

Mr. Jahr stated that the applicant has agreed to after study with traffic and parking.

Member Woska asked if there would be a maintenance agreement for the detention basins.

The applicant informed the Board there would be a maintenance agreement.

The Board discussed the screening around the trash dumpster.

The Board agreed to the proposed screening and additional screening would not be necessary.

The Board questioned who would be responsible for maintenance of the property.

Mr. Abramsohn stated that depending on how lease is negotiated that would be a determine responsibility.

Mr. Robertson stated that this could be part of the Developer's Agreement with the Borough.

Member Dessino confirmed that the vegetation along Baekeland Ave will be taken care of.

Chairperson Conahan opened the meeting to the public for questions of the Engineer, there being no questions from the audience or phone the Board continued with the application.

Mr. Robertson duly swore in Mr. Alan Lothian, the Applicant Traffic Engineer.

Mr. Lothian stated his education and credentials.

The Board accepted Mr. Lothian as an expert witness.

Mr. Lothian stated that the primary access will be River Rd with direct access to Route 287, secondary access will be Baekeland Ave.

Mr. Lothian explained the parking requirements and the applicant is providing more parking than required. He explained the trip generation study and the peak times will be from 7:30am to 8:30am, and from 4:45pm to 5:45pm.

Mr. Lothian stated that the applicant has agreed to additional post traffic and parking study.

Mr. John Jahr had no further comments.

Chairperson Conahan opened the meeting to the public for questions for the Traffic Engineer, there being no questions from the audience or phone, the Board continued with the application.

Mr. Robertson duly swore in Mr. Lawrence Valenza of MNH Architects.

Mr. Valenza stated his education and credentials.

The Board accepted Mr. Valenza as an expert witness.

Exhibit A5 was entered as an overall floor plan of warehouse building.

Exhibit A6 was entered as warehouse building elevations, companion building to the one in Piscataway, described where the office corners are, and the where the wall signs would be located.

Exhibits A7, A8, A9, A10 are renderings of the warehouse building, shown with views from River Rd and Baekeland Ave, and also shown with landscaping.

Chairperson Conahan opened the meeting to the public for questions for the Architect, there being no questions form audience or phone, the Board continued with the application.

Member Dessino asked what the timeline is for the new warehouse building.

The Board was informed if the project stays on schedule, it should be completed by spring 2021.

Mr. Ricci stated that a note should be added stating no storage of hazardous materials according to DEP standards.

The applicant agreed and stated it is a finished product distribution facility.

The Board agreed to the trash enclosure as proposed, so a waiver would be necessary. The Board questioned the applicant regarding the number of tenants at the site.

The applicant stated that at maximum there would be 4 tenants; a note would be added to the plans.

The Board agreed to the lighting waiver.

Member DeScenza asked if there would be security cameras.

The applicant informed the Board that it would depend on the tenant.

Chairperson Conahan asked where the signage would be located.

The Board was informed that the signage would be located at the office corners.

Member Ryan asked a question regarding replacement trees.

The applicant informed the Board that they will try to save trees if possible, and stated the number of trees to be planted and approximately \$20,000 would be going to the Borough Tree Replacement Fund.

Member Quinn made a motion to approve the preliminary and final site plan with three deviations for site lighting, driveway width, trash enclosure screening and with conditions that the applicant contributes fair share of Baekeland Ave reconstruction, contributes to the Tree Replacement Fund, complies with the profession review memos and obtains all necessary outside agency approvals, conducts after study for parking/traffic one year after CO is issued, no hazardous materials are stored at site, maximum of 4 tenants, maintenance of site is to be negotiated between landlord and tenant and ultimately will be the landlord responsibility if the tenant does not maintain site, seconded by Member Woska. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

7. Correspondence

A. Dolan and Dean letter regarding EKTA (Dunkin Donuts) NJ DOT permit.

Dolan & Dean clarifying that at the previous meeting the Board did not require permit. Mr. John Jahr recommended that the Letter of No Interest be a condition of the final CO. The Board agreed with the recommendation.

B. Email from Officer Melchiorre regarding EKTA (Dunkin Donuts)

The Board received the email copy for the record.

C. Shade Tree Commission letter regarding Tapasya (Jilly's Liquors)
No action required by the JLUB Board.

D. The New Jersey Planner

No action required by the JLUB Board.

E. PSE&G Notices

No action required by the JLUB Board.

8. Resolutions

EKTA 87, LLC
580 Union Ave
Block 179 Lot 1

Memorialize Resolution

The Board reviewed the Resolution and revised the conditions removing condition number four.

Member Greco made a motion to approve the revised Resolution, seconded by Member Kranz. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

Fisk Associates

631 Union Ave
Block 80 Lot 5

Memorialize Resolution

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

Revised Redevelopment Resolution

Member Greco made a motion to approve the revised Redevelopment Resolution stating that the 2020 Redevelopment Plan is consistent with the Master Plan with language regarding traffic, seconded by Member Descenza. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-abstain, Member Carnes-abstain, Member Dessino-yes, Member Greco-yes, Member Descenza-yes. Motion passed.

9. Board Comments

Chairperson Conahan announce the next meeting would be July 22, 2020 at 7pm.

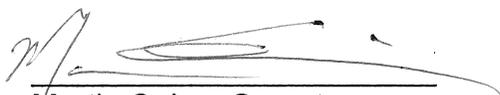
10. Public Comments

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

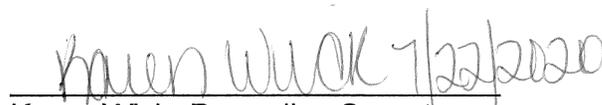
11. Executive Session

None

There being no further business Member Greco made a motion to adjourn the meeting at 10:30pm, seconded by Member Descenza. Vote: All in favor. Meeting adjourned.



Martin Quinn, Secretary



Karen Wick, Recording Secretary