

**Joint Land Use Board  
1200 Mountain Ave., Middlesex, NJ 08846  
Minutes  
October 26,2022**

**1. Call to Order**

Chairperson Sherr called the meeting to order at 7:00pm.

**2. Open Public Meeting Act Statement**

Chairperson Sherr read the Open Public Meeting Act Statement.

**3. Roll Call**

The following members were present:

<i>CLASS IV MEMBERS:</i>	
FRANK RYAN DEC/2024 [PRESENT]	MARK KRANZ DEC/2023 [PRESENT]
JOSEPH DESCENZA DEC/2024 [ABSENT]	JOE CARUSO DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT]	PAUL WOSKA DEC/2023 [PRESENT]
TODD NICOLAY DEC/2023 [PRESENT] ALTERNATE 1	
SPENCER DURKIN DEC/2022 [ABSENT] ALTERNATE 2	

ROBERT DESSINO DEC/2023 [PRESENT CLASS I MEMBER  
STEPHEN GRECO DEC/2022 [PRESENT] CLASS II MEMBER  
JEREMIAH CARNES DEC/2022 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON  
ZONING OFFICER-MR. JOE COSTA

**4. Approval of minutes**

Member Woska made a motion to approve the October 12, 2022 meeting minutes, seconded by Member Kranz. Vote: Member Woska-yes, Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-yes, Member Caruso-abstain, Member Dessino-yes, Member Greco-abstain, Member Nicolay-yes. Motion passed.

**5. Old Business**

JLUB 2020-008

Veolia Technical Solutions  
172 Baekeland Ave  
Block 341 Lot 1

Memorialize Resolution

This item was carried to the next meeting date.

JLUB2022-005

Charles T Facciponti and Dolores K. Facciponti

Memorialize Resolution

585 Union Ave  
Block 86.08 Lot 1.01

Member Greco made a motion to approve the Resolution, seconded by Member Caruso. Vote: Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-yes, Member Caruso-yes, Member Greco-yes, Member Nicolay-yes. Motion passed. ( Members Woska, Carnes, Dessino not eligible to vote).

Member Carnes arrived at 7:05pm.

## **6. Ordinance Review #2073-22 Changes to Chapter 420 Zoning-RT Zone and Adoption of Resolution Regarding Master Plan Consistency Review Ordinance#2073-22**

Mr. Costa gave an overview of the proposed changes to Chapter 420. The change would eliminate two-family dwellings from the RT zone (located on Union Ave).

Mr. Costa stated the 2nd change involves the incorrect Block and Lot that was identified in the Master Plan and to have Fire Headquarters in the R60B zone. The Master Plan identified the parcel of land as Block 264 Lot 12, the correct is Block 265 Lot 25. The change will have the property now rezoned as R60B.

Mr. Costa stated the 3<sup>rd</sup> change involves the Lincoln Statue. The parcel of land is Block 317 Lot 7. The change will have the property now rezoned as Municipal.

Mr. Robertson stated that the Municipal Land Use Law has the governing body send zoning ordinance changes to the Board to be reviewed for consistency with the Master Plan.

Member Greco made a motion to adopt the Resolution #2073-22 regarding changes to Chapter 420 Zoning as discussed, seconded by Member Kranz. Vote: Member Woska-yes, Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-yes, Member Caruso-yes, Member Carnes-abstain, Member Dessino-yes, Member Greco-yes, Member Nicolay-yes. Motion passed.

## **7. Board Comments**

Member Ryan stated that the old Getty Station is becoming a Sunoco Station.

Member Ryan complimented Member Carnes after hearing him on a radio program.

Chairperson Sherr opened the meeting to the public.

Mr. Costa stated that after the Board prepared Master Plan and had recommendations he would be making necessary changes to zoning ordinances.



He stated that the Presbyterian Church would be rezoned Municipal once purchase is complete. He informed the Board of the long-term goal for this property is to be subdivide lot of Presbyterian Church and then have a senior housing facility be built.

He stated that the apartment sizes that the Board had recommended in the Master Plan would also be changed to 1,000 sq. ft. and have an exception for senior apartments built in the SCR zone.

He stated that there has been discussion also about senior housing on the lot across from High School (former Stohms garage)

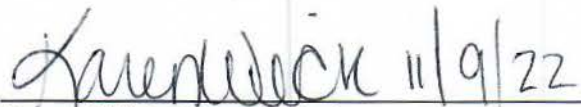
Member Woska stated that the area would be subject to NJDEP Flood Regulations which are getting more stringent.

Jeff Buccellato, 313 Beechwood Ave. stated that the area across from the High School is in a flood zone and the property doesn't look nice. The property would have to be developed to the NJDEP Flood Criteria.

The Board discussed NJDEP Flood Regulations which would increase the percentage of properties that would have to meet the new regulations and the impact on the community.

There being no further business Member Kranz made a motion to adjourn the meeting at 7:33 pm., seconded by Member Caruso. Vote: All in favor. Meeting adjourned.

Respectfully submitted,

 11/9/22  
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Karen Wick, Board Clerk