

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
April 12, 2023

1. Call to Order

Chairperson Sherr called the meeting to order at 6:15 pm.

2. Open Public Meeting Act Statement

Chairperson Sherr read the Open Public Meeting Act Statement.

3. Roll Call

The following members were present:

CLASS IV MEMBERS:

FRANK RYAN DEC/2024 [PRESENT] MARK KRANZ DEC/2023 [PRESENT 6:36]
JOSEPH DESCENZA DEC/2024[PRESENT 6:18] JOE CARUSO DEC/2026 [PRESENT]
ROBERT SHERR DEC/2026 [PRESENT] PAUL WOSKA DEC/2023[PRESENT]
TODD NICOLAY DEC/2023 [PRESENT6:24] ALTERNATE 1
SPENCER DURKIN DEC/2024 [ABSENT] ALTERNATE 2

MAYOR JOHN MADDEN DEC/2023 [PRESENT] CLASS I MEMBER
STEPHEN GRECO DEC/2023 [PRESENT] CLASS II MEMBER
MICHAEL CONAHAN DEC/2023 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
BOARD PLANNER- MR. PAUL RICCI
BOARD ENGINEER-MR. ROBERT W. BUCCO JR
ZONING OFFICIALS-MR. TYLER GRONAU AND MR. JOE COSTA
BOROUGH ADMINISTRATOR- MR. MICHAEL LA PLACE

4. Redevelopment Presentation -Paul Ricci

Mr. Ricci gave an overview of the Redevelopment Plan highlighting key areas:

- Plan developed in 2007.
 - Based on visual preference survey
 - Base on form based code.
- No Train Station
- Various options or use underlying zoning.
- No Bike Lanes implemented.
- 9 Building types in Plan
- Maximize Parking
- Number of Building stories in the Plan
- Larger Apartment sizes
- Re-Introduce Townhouse

Chairman Sherr commented that the plan was developed without condemnation, there are still properties not developed, there is no train station going to be built. The County isn't going to be installing the bike lanes on Lincoln Blvd. The plan was amended to allow an increase in taller building heights; after projects completed the JLUB recommends lowering building heights.

Mayor Madden commented that the train station not being built affected the plan.

The Board discussed removing Type 9 (five story mixed use) buildings from the plan.

The Governing Body would introduce an ordinance, the JLUB would then review for consistency with the Master Plan, the JLUB would send review back to Governing Body to be adopted.

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

Roll Call was taken again with Members Descenza, Woska, Ryan, Kranz, Caruso, Conahan, Mayor Madden, Greco, Sherr, and Nicolay present.

5. Minutes

Member Greco made a motion to approve the March 8, 2023 meeting minutes, seconded by Mayor Madden: Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Conahan-abstain, Mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes, Member Nicolay-yes. Motion passed.

6. Old Business

JLUB 2022-011

Jeffrey Buccellato
534 Drake Ave
Block 310 Lot 50

Memorialize Resolution

Member Ryan made a motion to approve the Resolution, seconded by Member Woska. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Conahan-yes, Mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes. Motion passed.

JLUB 2022-010

MB1 Industries LLC
262 Lackland Dr East
Block 293 Lot 8

Memorialize Resolution

Mr. Robertson advised that only the Members that had voted no on the application would vote on the Resolution.

Mayor Madden made a motion to approve the Resolution, seconded by Member Ryan. Vote: Member Woska-yes, Member Ryan-yes, Mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes. Motion passed.

JLUB 2022-012 **Continuation- Major Preliminary and Final Site Plan**
New Hope Family Enterprises LLC
Lincoln Blvd
Block 314 Lot 11

Mr. Sullivan stated that the applicant last appeared before the Board on February 22, 2023.

The applicant has revised the site plans and the Architect would be testifying.

Mr. Sullivan stated that plans were last revised on March 21, 2023; the changes were made to reduce the area on the first floor and added to parking spaces, the trash enclosure was located to inside the building.

Mr. Robertson duly swore in Mr. Roger Winkle, 947 Park Ave., Plainfield, NJ.

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

Mr. Winkle stated that the Architectural Plans were originally dated November 9, 2022 and last revised on March 27, 2023.

Mr. Winkle showed that: the parking variance eliminated with addition of two parking spaces in the rear of the building, each floor has the same apartment layout, larger square foot commercial spaces are on the right-hand side of the building, the glass on the first floor has been increased to meet the requirement, single door entry was now a double door entry.

Mr. Winkle described the materials to be used on the building; the upper level would have an evening blue plank material, lower levels would have cultured stone with tan, brown color, windows would have black frame and prairie grills.

Mr. Winkle used the rear elevation to show that the stone is continued around the building and the blue planks are continued around the building.

Mr. Winkle stated that the applicant will meet the Borough requirements on signage, lighting will be overhead lights.

Mr. Winkle used the right-side elevation to show the plank siding and the 4ft cantilevers. The building will be less than 40ft. He stated that there will be 10ft ceilings on each floor

and 36-inch parapet, the air conditioning will be located on the roof. The heating units will be in each apartment. The heat for the commercial units will be in the basement.

Mr. Winkle used sheet A2 of the Architectural Plans to show the ground level plan; the entrance will be a double door, there will be mailboxes and a package delivery room and handicapped bathroom.

Mr. Winkle stated that Unit 1A will be 392 sq. ft. and have the handicapped bathroom, the hallway runs from front to back, the stairs are located in the back of the building, the package room is not accessible by the commercial tenants, Units 1B and 1C are now located on the right side of the building.

Mr. Winkle used sheet A1 to show the basement level, the building maintenance and apartment storage will be in the basement, there will be storage for Units 1B and 1C. The basement is 2,140 sq. ft, the floor plans show the 4ft cantilevers on the front and back of the building.

Mr. Winkle used sheet A3 to show the building floor plans for the second and third floors over the new parking spaces. He stated there are very similar stairs in rear of building. The second and third floors have 3,104 sq. ft.

The Board reviewed Mr. Ricci's Planning memo; the applicant will seek approval for antennas, any antennas will not be visible from the ground, antennas will be hidden by the parapet.

The applicant stated that they comply with the Redevelopment Plan regarding parapets; they will be varying heights.

The applicant will have lighting that complies with the Redevelopment Plan.

The applicant testified to the colors that will be on the building.

The applicant will have a fire alarm and sprinkler system, a knox box will be installed on the building.

Mr. Bucco asked if there was an elevator proposed and if the building would be ADA compliant.

Mr. Winkle used sheet A-2 of Architectural Plans to show where an elevator could go if needed; currently no elevator is proposed.

Mr. Winkle stated any mechanical equipment for the elevator would go on the roof and in a small mechanical room in the basement.

Member Caruso asked about ADA parking size, height of canopy and electric vehicle spaces.

Mr. Winkle stated the ADA minimum parking space is 18 ft. and 4ft. access and the height of canopy is 12ft.

Mr. Winkle stated that two electric vehicle spaces are still proposed.

Chairperson Sherr opened the meeting to the public for questions for the Architect.

Chris Burkhardt, 622 Voorhees Ave asked about the removal of the trees, water runoff with amount of pavement, concerns with fire truck access, what type of business would be going in.

Mr. Sullivan stated that the drainage and access would be addressed by the Engineer testimony.

Michael La Place, Administrator, asked if the glass would be clear.

Mr. Winkle used the color rendering to show the clear glass.

The Board continued with the application.

Exhibit A412/23 was entered as a color rendering of site plan with landscaping.

Mr. Manilio, Applicant's Engineer (still under oath) used Exhibit A4 dated 4/12/2023 to show the retail space was originally 1,990 sq. ft. and has been reduced to 1,640 sq. ft.

Mr. Manilio stated that 2 new parking spaces have been added; there are now 17 physical parking spaces.

Mr. Manilio stated that the proposed refuse area has been moved closer to the building, and the fence is not visible from the street.

Mr. Sullivan stated that Middlesex County approval is pending, Freehold Soil is pending.

Mr. Ricci stated the code requires screening and landscaping around the trash; not proposing screening is a variance.

Mr. Bucco confirmed that deliveries and trash removal would be during business hours.

Mr. Bucco confirmed that the applicant's revised plans addressed drainage concerns.

Chairperson Sherr asked a question about the drywell to be installed.

The Board was informed that the drywell design will be able to catch floatable objects.

Mr. Bucco stated that Flood Plain Development permit is not required.

Member Ryan asked a question regarding the neighbor's stairs as they were removed from the color rendering.

Mr. Sullivan stated that they have sent a letter to the neighbor to remove the stairs.

Member Ryan asked a question regarding the trees removed if a contribution would go to the Shade Tree Commission.

Mr. Robertson would add a condition of approval for Engineering to determine how much the applicant would contribute to the Shade Tree Commission.

Mayor Madden asked a question about asphalt borings and the tax assessment on the property.

Member Caruso asked about the fence being obstructive along the trash enclosure.

Mr. Manilio state that the garbage would have to be wheeled out and there would be a hinge.

The applicant agreed to have fencing around the garbage bins.

Mr. Ricci confirmed that the area in the basement would be for storage.

Chairperson Sherr opened the meeting to the public.

Michael La Place, Administrator, commented that streetscape lighting fixtures and sidewalk design should match what was recently installed in front of the new liquor store.

The applicant agreed to the request and will match the streetscape lighting and sidewalk that was installed in front of the liquor store.

Mr. Sullivan summarized the application stating that the applicant is in the Town Center focus area of the Lincoln Blvd. Redevelopment Plan. He stated the application achieves the goals and objectives of the Redevelopment Plan. The new building eliminates a blighted lot and is an efficient use of the land, promotes economic activity with a mixed-use building and asked the Board to grant an approval.

The Board reviewed the conditions and deviations from the Plan. The applicant is seeking Preliminary and Major Final Site Plan- no variances are requested. A deviation is needed for bedroom size as one-bedroom units should be 70% of the building and the applicant is proposing 66% of building to be one bedroom. The applicant is seeking a deviation on landscaping. The applicant agreed to install screening as a condition of approval. The applicant agreed to conditions #17,19,22 and 24 from Mr. Ricci's memo. The applicant agreed that antennas will not be visible from the street. The applicant will confirm that if an elevator is required it will be installed in an area of the building that Mr.

Winkle explained to the Board. The applicant will install clear glass. The Applicant will obtain outside agency approvals. The applicant will make sure deliveries will be during business hours. Applicant will add shields to lighting. Applicant to comply with signage regulations. Applicant will not obstruct sight triangle. Applicant to install drywell and maintain operational manual. Applicant to contribute to the Shade Tree Fund once Engineering calculates number of trees removed. Streetscape lighting fixtures and sidewalk design should match what was recently installed in front of the new liquor store. Applicant to assign the residential apartments parking. Applicant to make sure removal of the outside stairwell on neighbor's house as discussed.

Mr. Ricci commented that a deviation for glass will be needed. The applicant is proposing 37.73% and 80% is required. He stated that buffer requirement is 10% depth or 10 ft. is proposed.

Mr. Bucco stated that a man gate is to be added to fence along the parking stall of trash enclosure.

Mayor Madden made a motion to approve the application with the conditions listed, seconded by Member Descenza. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Conahan-no, Mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes. Motion passed.

7. Correspondence

A. NJDEP Letter of Interpretation- Lincoln Blvd Block 246 Lot 1.01

No action required by the Board.

8. Board Comments

Member Conahan discussed Grove Ave subdivision, pop up tent and firework sales. The Board reviewed the list of parking/no parking areas on Lincoln Blvd. He stated that the Police Department is seeking NJDOT approval for no parking from Second St along Rt 28 to Dunellen.

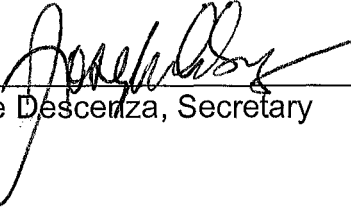
Member Ryan inquired into status of the title for property where the Lincoln Statue.

Board discussed removing Type 9 Building from the Lincoln Blvd. Redevelopment Plan and the quickest way to amend the plan is to have Governing Body due and ordinance change, have the JLUB review for consistency with Master Plan and then refer to the Governing Body to adopted.

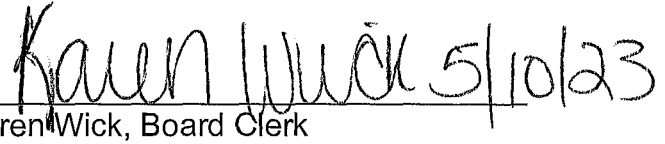
The Board discussed properties that need to be looked at for property maintenance.

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

There being no further business, Member Descenza made a motion to adjourn the meeting at 8:49pm, seconded by Mayor Madden. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk