

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
May 10, 2023

1. Call to Order

Chairperson Sherr called the meeting to order at 7:01 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]
JOSEPH DESCENZA DEC/2024[PRESENT]	JOE CARUSO DEC/2026 [PRESENT]
ROBERT SHERR DEC/2026 [PRESENT]	PAUL WOSKA DEC/2023[PRESENT]
TODD NICOLAY DEC/2023 [PRESENT] ALTERNATE 1	
SPENCER DURKIN DEC/2024 [PRESENT] 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
ZONING OFFICIALS-MR. TYLER GRONAU
BOROUGH ADMINISTRATOR- MR. MICHAEL LA PLACE

4. Minutes

Member Kranz made a motion to approve the April 12, 2023 meeting minutes, seconded by Member Mayor Madden: Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Conahan-yes, Member Mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes, Member Nicolay-yes, Member Durkin-abstain.

5. Old Business

JLUB 2022-012
New Hope Family Enterprises LLC
Lincoln Blvd.
Block 314 Lot 11

Memorialize Resolution

Mr. Robertson explained the Resolutions and conditions. Board discussion on stairway, tree contribution and parking.

Mr. Robertson explained that there was no direct answer when it came to assigning the residential and commercial spaces on the site. The applicant doesn't know what type of commercial tenants there will be. Mr. Robertson stated that the condition would be amended to X# of spaces for residential units and he would verify with Mr. Ricci.

Member Mayor Madden made a motion to approve amendment to condition #13 parking- Minimum _ spaces for residential users, seconded by Member Greco. Only Members that voted yes on application are eligible to vote. Vote: Member Descenza-yes, Member Woska- yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes. Motion passed.

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

6. Executive Session
A. Potential Litigation

Member Descenza made a motion to go into Executive Session, seconded by Member Mayor Madden. Vote: All in favor. Motion passed.

Upon returning to public session at 8:13 roll call was taken with Members Descenza, Woska, Ryan, Kranz, Caruso, Conahan, Mayor Madden, Greco, Sherr, Nicolay and Durkin still present.

7. Board Comments

Board discussed property maintenance violations at Burger Tubing, Lincoln Blvd and on Marshal Pl.

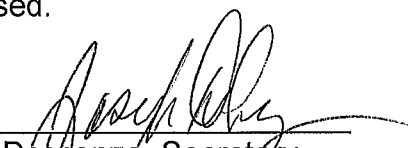
Mr. Robertson and Mr. Gronau left the meeting.

8. NJ DEP Stormwater Video

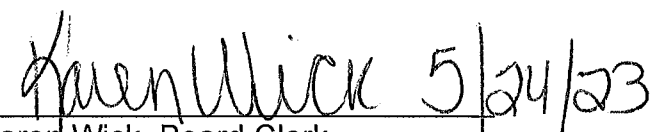
Educational Video

Link to video: <https://nj.gov/dep/stormwater/arq/>

There being no further business, Member Descenza made a motion to adjourn the meeting at 8:24pm, seconded by Member Caruso. Vote: All in favor. Motion passed.



Joe Descenza, Secretary



Karen Wick, Board Clerk