

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
June 14, 2023

1. Call to Order

Chairperson Sherr called the meeting to order at 7:04 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 7:06]
JOSEPH DESCENZA DEC/2024[PRESENT]	JOE CARUSO DEC/2026 [PRESENT]
ROBERT SHERR DEC/2026 [PRESENT]	PAUL WOSKA DEC/2023[PRESENT]
TODD NICOLAY DEC/2023 [ABSENT] 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 OFFICIAL-MR. TYLER GRONAU
BOROUGH ADMINISTRATOR- MR. MICHAEL LA PLACE

4. Minutes

Member Greco made a motion to approve the May 24, 2023 meeting minutes, seconded by Member Caruso. Vote: All in favor. Motion passed.

5. Old Business

JLUB 2022-007

Wemalaga Property Middlesex LLC
Baekeland Ave
Block 356 Lot 1

Memorialize Resolution

Mr. Robertson explained the Resolution and the conditions.

Member Kranz arrived at 7:06pm.

Member Mayor Madden asked a question about the cul-de-sac- turning radius.

Member Descenza made a motion to approve the Resolution, 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 Durkin- abstain. Motion passed.

6 New Business

JLUB 2023-003
Michael Vaccaro Jr.
2 Grandview St.
Block 13 Lot 20

Variance accessory structure for size

Mr. Robertson duly swore in Mr. Michael Vaccaro Jr.

Mr. Vaccaro stated that he wants a new two vehicle garage and understands that he needs a variance due to ordinance relating to the square footage of the garage.

Mr. Vaccaro stated that the garage will be 20 x 22 ft. and will be used to store a corvette and pickup truck.

Mr. Vaccaro stated that it would be an Amish style barn on a concrete slab.

Mr. Vaccaro stated that he has a corner lot, there is a 6ft. fence around the property and the driveway is 20ft. wide.

Mr. Vaccaro stated the shed is to be removed.

Mr. Vaccaro stated that the garage will be 440 square feet, which the ordinance states that accessory structures in residential zones shall be limited to no more than 50% of the size of the principal structure's footprint.

Mr. Vaccaro used the survey to show the principle structure and where the garage would be located.

Member Descenza asked if the garage would have a pull-down attic; confirming that the garage would not be made into another living space.

Mr. Vaccaro stated there would be a loft and it will not be used for any living space.

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

Claudeian Cerat, 137 Vogel Pl. asked about the location of the garage as he lives behind the property.

Mr. Cerat question was answered.

Chairperson Sherr opened the meeting to the public for questions.

John Doremus, 631 Ashland Rd, asked a question regarding drainage indicating there are drainage problems in the neighborhood.

The applicant agreed to install a dry well on their property.

There being no further public questions, Chairperson Sherr closed the public portion.

Member Greco made a motion to approve variance seeking additional building coverage of 3% for a total of 28% with the condition that the applicant install a drywell, 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 Durkin-yes. Motion passed.

JLUB2023-001
Dream 700 South Ave LLC
700 South Ave
Block 267 Lots 4,5,6

Amend Site Plan

Chairperson Sherr stated the applicant is requesting an adjournment to the July 12, 2023 meeting. The Board agreed to the request and no further public notice shall be required.

7. Board Comments

A. Discussion of Property Maintenance Ordinances

Mr. Gronau stated that there are different ordinances for vacant, commercial and residential properties. The Board agreed that all property need to be maintained and ordinances should be consistent.

Mr. Gronau gave the Board updates on the Sunoco station- Union Ave, Burger Tubing - Lincoln Blvd, Genesis- Union Ave, Lincoln Blvd property that had fire.

B. New Hope Lighting

The Board discussed that the lighting that was installed by Jilly's Liquor is inconsistent with the Redevelopment Plan requirements. The Board had approved that New Hope light fixtures would be the same as Jilly's Liquor. Mr. La Place explained that Montclair Style Fixtures would also be installed along Rt 28. After discussion, the Board agreed that the Montclair Style that Jilly's Liquor has installed would also be continued on Lincoln Blvd.(New Hope Application). The Redevelopment Plan standards will need to be amended.

8. Executive Session

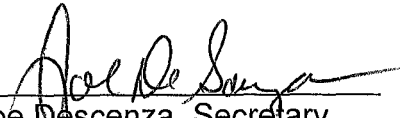
A. Potential Litigation

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

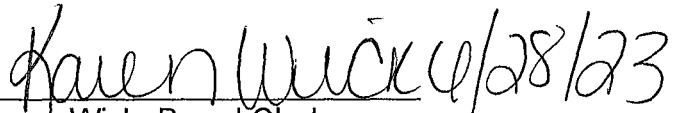
The Board returned to Public Session- Members Descenza, Woska, Ryan, Kranz, Caruso, Conahan, Mayor Madden, Greco, Chairperson Sherr, Durkin all present.

The next JLUB meeting will be June 28, 2023.

There being no further business Member Descenza made a motion to adjourn the meeting at 8:16pm, seconded by Member Mayor Madden. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk