

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**June 28, 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]  
JOSEPH DESCENZA DEC/2024[PRESENT] JOE CARUSO DEC/2026 [ABSENT ]  
ROBERT SHERR DEC/2026 [PRESENT] PAUL WOSKA DEC/2023 [PRESENT ]  
TODD NICOLAY DEC/2023 [ABSENT] 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  
ZONING OFFICIAL-MR. TYLER GRONAU  
BOROUGH ADMINISTRATOR- MR. MICHAEL LA PLACE

**4. Minutes**

Member Kranz made a motion to approve the June 14, 2023 meeting minutes, seconded by Member Mayor Madden. Vote: All in favor. Motion passed.

**5.. Old Business**

JLUB 2022-007 Amend Resolution  
Wemalaga Property Middlesex LLC  
Baekeland Ave  
Block 356 Lot 1

Mr. Robertson explained to the Board that the Resolution was adopted on June 14, 2023 and there were a few minor typographical errors that should be corrected; the square footage of the property is 124,344 sq.ft. not 14,344, the testimony provided was there are 14 12 x 20 parking stalls, 14 12 x55 parking stalls and six parking stalls are locate next to the building, and also adding language to page 7.

Mayor Madden asked a question regarding septic system. The applicant will need to satisfy Engineering and Board of Health.

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

JLUB 2023-002

Memorialize Resolution

Madeline Fernandez-Rasmus and Calvin Rasmus  
85 George Ave  
Block 150 Lot 79

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 Conahan-yes, Member Mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes. Motion passed.

JLUB 2023-003

Memorialize Resolution

Michael Vaccaro Jr.  
2 Grandview St  
Block 13 Lot 20

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

## **6. Correspondence**

No correspondence.

## **7. Board Comments**

Member Woska informed the Board about dog grooming business on Bound Brook Rd that is kenneling dogs and has left dogs overnight, feces problem. Board of Health is aware of problem and would be addressing.

Board discussed Gas Station-140 Union Ave, 403 E St, Church on Hazelwood Ave, Pop Up Tent Sales, Genesis- Union Ave, Burger Tubing- Lincoln Blvd, Building on Lincoln Blvd that had fire.

## **8. Public Comments**

No Public Comments

9.Executive Session  
A. Potential Litigation

No Executive Session

There being no further business Member Descenza made a motion to adjourn the meeting at 7:36pm, seconded by Member Kranz. Vote: All in favor. Meeting adjourned.

  
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Joe Descenza, Secretary

  
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Karen Wick, Board Clerk