

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**August 9, 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:

<i>CLASS IV MEMBERS:</i>	
FRANK RYAN DEC/2024 [PRESENT 7:11]	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 [ABSENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON  
ZONING OFFICIAL-MR. TYLER GRONAU  
BOROUGH ADMINISTRATOR- MR. MICHAEL LA PLACE

**4. Minutes**

Member Descenza made a motion to approve the June 28, 2023 meeting minutes, seconded by Member Kranz. Vote: All in favor. Motion passed.

**5. New Business**

JLUB 2023-001	Amend Major Preliminary and Final Site Plan
Dream 700 South Ave LLC	
700 South Ave	
Block 267 Lots 4,5,6	

Chairperson Sherr stated that the applicant has withdrawn the application. Mr. Robertson read the letter and email stating that the property has been sold and the applicant has withdrawn the application.

## **6. Correspondence**

- A. GHD- Application for Freshwater Wetlands General Permit -Former BOC Gases Site

No Action required by the Board.

- B. Fennelly Associates, LLC-Remedial Action Permit for Ground Water- Block 360 Lot 1

No Action required by the Board.

## **7. Board Comments**

Member Mayor Madden asked a question regarding Freehold Soil regarding the correspondence. Chairperson Sherr answered the question.

## **8. Public Comments**

Steve Sabik, 202 Wilton Ave, asked a question regarding 700 South Ave property. The Board stated that the applicant has withdrawn the application. Mr. Sabik stated all the noise, speeding and general problems that he has with the company Straight Edge Striping, 201 Wilton Ave.

(Member Ryan entered the meeting 7:11pm)

The Board suggested that the Board of Health be contacted for odor complaints and to continue to contact the Police Dept regarding speeding issues.

Clare Levourne, 809 Grandview St. asked questions regarding the Flood Project.

Member Woska stated that the properties that were demolished were uses for access points. He explained how property maintenance was handled for these properties.

Mr. Michael La Place, Administrator stated that Ms. Levourne could reach out to him and he would be able to provide contact information for Flood Project if needed.

There being no further public comments, Chairperson Sherr closed the public portion of the meeting.

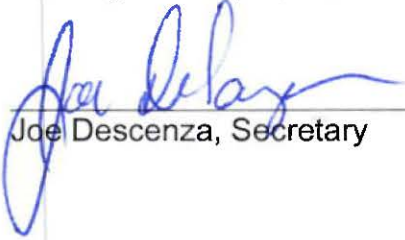
Member Greco made a motion to go into Executive Session, seconded by Member Mayor Madden. Vote: All in favor.

## **9. Executive Session**

### A. Potential Litigation

After returning from Executive Session, roll call was taken: Members Descenza, Woska, Ryan, Kranz, Caruso, Mayor Madden, Greco and Chairperson Sherr were all still present.

There being no further business Member Descenza made a motion to adjourn the meeting at 7:59pm, seconded by Member Caruso. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk