

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
October 25, 2023

1. Call to Order

Chairperson Sherr called the meeting to order at 7:06 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]	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 [ABSENT] CLASS II MEMBER
MICHAEL CONAHAN DEC/2023 [ABSENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
BOARD ENGINEER- MR. JOSEPH VENEZIA
BOARD PLANNER- MR. PAUL RICCI

4. Minutes

Member Descenza made a motion to approve the September 27, 2023 meeting minutes, seconded by Member Mayor Madden. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-abstain, Member Mayor Madden- yes, Chairperson Sherr-yes. Motion passed.

5.Old Business

JLUB 2023-005

Memorialize Resolution

Wendy Medina Dubon
379 Union Ave.
Block 108 Lot 17

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-abstain, Member Mayor Madden-yes, Chairperson Sherr-yes. Motion passed.

6. New Business

JLUB 2023-006
Warren Orlando
221 Beechwood Ave
Block 113 Lot 11

Variance for maximum size of accessory is 800ft.

Mr. Sullivan stated that he is representing Mr. Warren Orlando for his application.

Mr. Sullivan stated the property is in the R100 zone, and has a single-family house, porch, deck and pool.

Mr. Sullivan stated that there is an existing condition; the front yard set back is 50ft and the set back is 49.8ft.

Mr. Sullivan stated that Mr. Orlando wants to build a pole barn workshop.

Mr. Sullivan stated that the ordinance states 420-15 (C)
The size of all accessory structures in residential zones shall be limited to no more than 50% of the size of the principal structure's footprint with a maximum of 800 square feet.

Mr. Bill Robertson duly swore in Mr. Warren Orlando, 221 Beechwood Ave., owner of the property.

Mr. Orlando stated that he has owned the property since 2004, there is a single-family dwelling, two car garage, a pool and shed.

Mr. Orlando stated that the pole barn would be built in the rear yard and be closer to the right property line. He explained that he would like to keep the trees on the left of the property.

Mr. Orlando stated there will be an enclosed bathroom and explained the floor plan of the pole barn. He stated that he needs storage for lawn mowers, snow blowers and possibly have a vehicle to restore.

He stated that the covered porch on the rear of the pole barn would be used for storage of ladders.

He would be able to move the items out of his current garage and into pole barn allowing him to park vehicles in garage.

Exhibit A1 10/25/23 was entered as photo packet of accessory structures:

- Photograph 1 was entered yellow garage at 237 Beechwood Ave
- Photograph 2 was entered yellow garage at 237 Beechwood Ave

- Photograph 3 was entered yellow garage at 237 Beechwood Ave
- Photograph 4 was entered as 3 car garage with 2nd floor 256 Beechwood Ave
- Photograph 5 was entered as 3 car garage with 2nd floor 224 Hazelwood Ave
- Photograph 6 was entered as 2 car garage with 2nd floor- corner of Beechwood and Grant Ave.

Mr. Orlando stated that the Beechwood/Grant Ave house is 18ft. and the pole barn he is proposing is 14ft (measured to the mean) and will also have storage and workspace.

Mr. Orlando stated that the pole barn will have a black roof, red siding and there will be stone covering 1/3 of outside walls.

Mr. Orlando stated that this will not be as tall as other accessory structures and is not looking for a 2nd story.

Member Mayor Madden asked about the note on the plan that stated existing tree to be removed.

Mr. Orlando stated that he would like to keep the tree and trim back the tree.

Member Mayor Madden asked a question about the Flood Plain Hazard boundary.

The Board was informed that Mr. Orlando has already submitted a Floodplain Development Permit application.

The application was noted to say two-family, Mr. Sullivan stated that was a typographical error and it is a single-family house.

Member Descenza asked where the gutters would drain, if the driveway would be stone and stated his concerns about potential livable space in the pole barn.

Mr. Orlando answered that the gutters would drain into the back to the brook, the driveway would be stone and there would not be a bedroom or closet in the pole barn.

Mr. Orlando stated that there would be additional lighting installed, high hats would be installed on the covered porch.

Mr. Sullivan summarized the application; the pole barn fits in the neighborhood, the front yard setback is an existing condition, the size limitation for accessory structures is for all zones and the property is oversized. He stated that the main benefits are eliminating outdoor storage and creating a desirable visual environment, the pole barn would be shielded from view from neighbors and the street. He stated that the benefits outweigh the detriments.

Mr. Robertson summarized the conditions; the application to obtain Flood Plain Development Approval, the pole barn will be used for storage only,

No living space inside the pole barn, the applicant will replace the four-foot fence with a six-foot solid fence to the east side of the property, trees are intended to remain.

Member Mayor Madden made a motion to approve the variance allowing for a 1,898 sq.ft pole barn with covered porch to be constructed with the conditions as specified, seconded by Member Descenza. Vote: Member Descenza- yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Mayor Madden-yes, Chairperson Sherr-yes. Motion passed.

JLUB2023-004
Hamamatsu Corp.
250 Wood Ave.
Block292 Lot 37

Major Final Site Plan with Variance

Mr. Chris Erd stated that he is representing Hamamatsu Corp. regarding minor variance for setback for carport over existing parking area.

Mr. Erd stated that Hamamatsu produces optical products and has a location in Middlesex and also a location in Bridgewater.

Mr. Erd stated that the solar projects will fuel the energy needs of the existing building.

Mr. Robertson duly swore in Mr. Craig Stires, the applicant's Engineer.

Mr. Stires stated his education and credentials, and he has previously testified in Middlesex.

The Board accepted Mr. Stires as an expert witness.

Mr. Stires state that the property is located southwest of Wood Ave and Wagner St, has 2.09 acres, went to the Board in 1987 to construct the building, in 2009 they received approval for parking on the south side of the building, and now seeking approval for three solar arrays.

Mr. Stires stated that height at the bottom of the array is 14ft; this would allow for emergency access vehicles.

Mr. Stires stated that Hamamatsu has already put solar panels on the roof of the building.

Mr. Stires stated that 90% of the electricity for the building will come from solar panels.

He stated that the evergreen trees will remain.

Mr. Stires stated that the variance is needed due to the canopy structures being placed in what is considered the front yard.

The applicant would like to fix the curb gutter at the entrance of the parking lot and will pave to the stop bar; the applicant is not proposing to pave the entire parking lot.

Exhibit A1 10/25/2023 was entered as an aerial photograph of the site.

Exhibit A2 10/25/2023 was entered as a colorized landscape plan.

Member Descenza asked about the no right sign from the south parking lot.

The Board was informed the directional sign was from the previous Board application.

Mr. Venezia asked if there would be lighting underneath the canopy.

Mr. Stires stated that the applicant will have lights mounted to the structure and the applicant will provide a lighting detail on the plans.

Mr. Venezia confirmed there would be no impact to the ADA parking spaces, circulation or emergency vehicle access.

Member Mayor Madden asked where the nearest fire hydrant is located.

The Fire Marshal letter asked for signage to be placed on the building indicating solar panels on the roof, the applicant will comply.

There were no comments from the Police Department or Fire Department.

The Board reviewed Colliers's Engineering letter and already agreed to fix the curb gutter at the entrance of parking lot.

Mr. Erd stated that there is no substantial detriment to granting variance and using renewable energy resources.

Mr. Stires stated that the accessory structure would not be seen even though it is considered in the front yard.

Chairperson Sherr opened the meeting to the public.

Karen Scalera, 752 William St, stated she has lived at her property since 1977 before Hamamatsu was built. She stated that they were promised natural landscape. She showed the Board photograph of her backyard taken at 9:45pm with all the lights on at the Hamamatsu building and photograph of backyard with no landscaping.

Exhibit S1 10/25/2023 was entered as photograph of night site conditions (taken by Ms. Scalera a few days ago).

Exhibit S2 10/25/2023 was entered as photograph taken from 752 William St east to Wagner St (taken 10/25/2023).

Exhibit S3 10/25/2023 was entered as photograph taken from Hamamatsu side facing her fence showing with vines.

Exhibit S4 10/25/2023 was entered as photograph taken from backyard 752 William St facing Hamamatsu

Mr. Erd stated that the lights are for security and the applicant will turn off the lights at 8pm. There will be lights under the canopy and the applicant will add landscape buffering.

Mr. Ricci asked how separated the parking and residential property line is.

The Board was informed there was enough space for landscaping to be planted as an additional buffer.

There was a Board discussion regarding solar panels and additional trees height interfering with the solar panels.

Mr. Bill Robertson duly swore in Mr. Mark Ax of Seabright Solar, he stated the trees wouldn't interfere.

Member Mayor Madden asked about the placement of the inverters.

Mr. Ax stated that they would be on the structure.

After a brief discussion the applicant agreed to have the wall mounted lights on the building turned off at 8pm, would work with Mr. Ricci regarding the fencing and additional landscaping.

Barbara Hartfelder, 758 William St agreed with her neighbor's statements.

Ruth Furbee, 776 William St. asked a question regarding the trees and height of solar panels.

The Board used Exhibit S4 10/25/2023 to show that solar panels would be ½ height of trees.

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

Mr. Robertson reviewed the conditions for preliminary and final major site plan with existing set back conditions of 29 ft where 30 ft is existing; applicant agreed to have the building wall mounted lights turned off by 8pm, applicant will work with Board

professionals to supplement landscaping in front of Block 292 Lot 40 and Block 292 Lot 30, applicant will enhance existing fence or install solid vinyl fence, applicant agreed to comply with Engineering review memo- only a portion of the entrance to be paved, applicant agreed to signage as required by the Fire Marshal.

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

6. Correspondence

None

7. Board Discussion

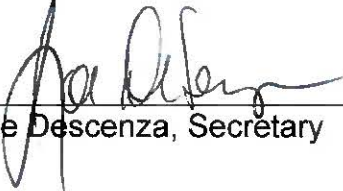
A. Escrow Ordinance

The Board will carry this item on the next agenda.

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

Member Ryan commented on a shade tree that was removed along Route 28, the Board discussed the state right of way.

There being no further business Member Mayor Madden made a motion to adjourn the meeting at 8:40pm, seconded by Member Descenza, Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk