

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
November 8, 2023

1. Call to Order

Chairperson Sherr called the meeting to order at 7:03 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 [PRESENT]
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
BOARD ENGINEER- MR. JOSEPH VENEZIA
BOARD PLANNER- MR. PAUL RICCI

4. Minutes

Member Descenza made a motion to approve the October 25, 2023 meeting minutes, seconded by Member Kranz: Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-abstain, Member Conahan-yes, Member Mayor Madden-yes, Member Greco-abstain, Chairperson Sherr-yes. Motion passed.

5.Old Business

JLUB2023-006
Warren Orlando
221 Beechwood Ave.
Block 113 Lot 11

Memorialize Resolution

Member Mayor Madden made a motion to approve the Resolution allowing for the accessory structure to exceed the maximum permitted size, seconded by Member

Ryan. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-abstain, Member Conahan-yes, Member Mayor Madden-yes, Member Greco-abstain, Chairperson Sherr-yes. Motion passed.

JLUB 2023-004
Hamamatsu Corp.
250 Wood Ave.
Block 292 Lot 37

Memorialize Resolution

Mr. Robertson explained that Mr. Erd, Attorney for the application has requested that the memorialization of the resolution be adjourned to the December 13, 2023 meeting. The resolution was not memorialized.

6. Correspondence

None.

7. Board Discussion

A. Escrow Ordinance

The Board reviewed the escrow chart increases. Member Descenza made a motion to have the JLUB refer to council for action, seconded by Member Woska. Vote: All in favor. Motion passed.

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

There being no further business Member Descenza made a motion to adjourn the meeting at 7:17pm, seconded by Member Mayor Madden. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk