

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**December 13, 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 [PRESENT]
ROBERT SHERR DEC/2026 [PRESENT]	PAUL WOSKA DEC/2023 [ABSENT ]
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 [ABSENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON  
ZONING OFFICER-TYLER GRONAU

**4. Minutes**

Member Descenza made a motion to approve the November 8, 2023 meeting minutes, seconded by Member Greco: Vote: All in favor. Motion passed.

**5. Old Business**

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

Mr. Erd, the Applicant's Attorney explained the situation regarding the lighting condition. The application was heard on October 25, 2023 and the Board voted to approve the application for preliminary and final major site plan.

The application was approved with conditions; the condition with lighting needs to be amended due to federal regulations and would affect the neighbors. The resolution was not memorialized so they re-noticed the neighbors and submitted revised plans.

Mr. Erd suggested re-opening the hearing to discuss condition #4 lighting. He stated that there were a few other revisions but that was for resolution compliance. He stated that due to federal regulation they are forbidden from turning all the lights off at 8pm. The applicant has spoken to the neighbors and the changes from what was previously agreed to at the prior hearing are acceptable.

Member Descenza made a motion to re-open the hearing to discuss the lighting, seconded by Member Mayor Madden. Vote: All in favor. Motion passed.

Mr. Stires, the Applicant's Engineer stated that due to security all the lights will not be turned off.

Mr. Stires stated that 2 wall lights will be removed, the applicant will install shields on three light poles, lights will be installed under the solar canopy, the gaps in landscaping will be filled in with more trees, and the fence will be replaced with a solid brown pvc fence.

Mr. Stires stated that some lights will be turned off at 8pm, the pole lights will be shielded and there will be motion lightson Wood Ave.

Member Mayor Madden asked a question regarding the light shields.

Mr. Stires stated that there 4 total lights shields (3 doors on front side and 1 pole light).

He stated that the lights on the building have been adjusted to a downward direction and 2 lights have been removed.

Chairperson Sherr opened the meeting to the public.

Karen Sclaera, 752 William St. stated that she was pleased with the light changes. She was happy with the solid PVC fence to block the lower lights such as the headlights of vehicles. She thanked the applicant and the Board for listening to the neighbors' concerns.

Member Ryan stated that this was a good example of residents getting involved and the applicant wanting to be a good neighbor.

Barbara Sibree Rodriguez, 130 Wagner St. had questions regarding the Wood Ave. parking lot.

The applicant answered the question.

Mr. Erd asked for the Board to vote favorably to modify condition #4.

Mr. Erd and Mr. Robertson revised condition #4. The condition is modified to say that the applicant will turn off the exterior lights except for 3 security lights over the 3 entrances and the one pole light along Wood Ave. The remaining lights will be shielded from the residential properties to the south.

The Board also modified condition#6- removing the word slats (regarding fencing)

Member Descenza made a motion to approve the amendment to the preliminary and final site plan, and approve Resolution with revised conditions as detailed, seconded by Member Ryan. Vote: Member Descenza-yes, Member Ryan-yes, Member Kranz-yes, Member Mayor Madden-yes, Chairperson Sherr-yes. Motion approved.

## **6. Correspondence**

None.

## **7. JLUB Annual Report**

Member Caruso made a motion to approve the 2023 Annual Report, seconded by Member Mayor Madden. Vote: Member Descenza-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member mayor Madden-yes, Member Greco-yes, Chairperson Sherr-yes, Member Durkin-yes. Motion passed.

## **8. Board Discussion**

### **A.RFP Subcommittee Formation**

Member Kranz, Member Ryan and Member Descenza volunteered for the committee.

### **B. Nomination Committee Formation for 2024 Officers (Chairperson, Vice Chair and Secretary)**

Member Greco, Member Caruso and Member Woska volunteered for the committee.

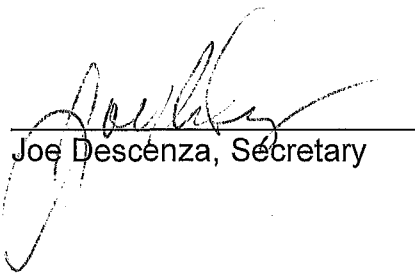
### **C. Formation of Technical Review Committee**

The Board discussed the committee and decided that the Board Professionals could review if needed.

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

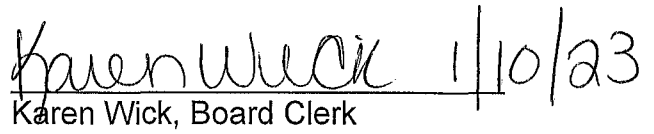
Chairperson Sherr announced the December 27<sup>th</sup> meeting was cancelled.

There being no further business Member Descenza made a motion to adjourn the meeting at 7:52pm, seconded by Member Mayor Madden. Vote: All in favor. Meeting adjourned.



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Joe Descenza, Secretary



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Karen Wick, Board Clerk