

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
March 13, 2024

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:

CLASS IV MEMBERS:

FRANK RYAN DEC/2024 [PRESENT] MARK KRANZ DEC/2027 [PRESENT]
JOSEPH DESCENZA DEC/2024[PRESENT] JOE CARUSO DEC/2026 [PRESENT]
ROBERT SHERR DEC/2026 [PRESENT] PAUL WOSKA DEC/2027[PRESENT]
TODD NICOLAY DEC/2025 [ABSENT] ALTERNATE 1
SPENCER DURKIN DEC/2024 [PRESENT] ALTERNATE 2

MAYOR REP- JOHN MADDEN DEC/2027 [PRESENT] CLASS I MEMBER
STEPHEN GRECO DEC/2024 [PRESENT] CLASS II MEMBER
ROBERT DESSINO DEC/2024 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
BOARD ENGINEER- MR. ROBERT BUCCO JR.
BOARD PLANNER- MR. PAUL RICCI
ZONING OFFICER- MR. TYLER GRONAU
BOROUGH ADMINSTRATOR- MR. MICHAEL LA PLACE

4. Minutes

Member Descenza made a motion to approve the February 14, 2024 meeting minutes, seconded by Member Madden. Vote: All in favor. Motion passed.

5. Old Business

JLUB 2023-010

Wilder Jacinto
600 Sheridan Ave.
Block 278 Lot 1

Memorialize Resolution

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

6. New Business

JLUB 2023-011

156 Baekeland Ave LLC
166 Baekeland Ave
Block 341 Lot 1.01

Major Preliminary and Final Site Plan

Mr. Adam Faiella stated that he is representing 156 Baekeland Ave LLC for major preliminary and final site plan with bulk variances.

Mr. Robertson duly swore in Mr. Adam Welch of Langan Engineering, 300 Kimball Dr, Parsippany, NJ.

Mr. Welch stated his education and credentials.

The Board accepted Mr. Welch as an expert witness.

Exhibit A1 3/13/2024 was entered as color aerial view of the site showing the existing conditions prepared by Langan Engineering.

He used Exhibit A1 to show the site is 5 acres and has one driveway, there are industrial uses around the site.

Exhibit A2 3/13/2024 was entered as color rendering of the proposed contractor yard with a small office building prepared by Langan Engineering.

Mr. Welch stated that the office building will be 6,500 sq. ft. on the northeast corner of the property and have a mezzanine office area of 1,275 sq. ft. There will be 8 parking stalls adjacent to the building and there will be overhead doors.

Mr. Welch stated that there would be a construction trailer on site and open pavement of 4 acres.

Mr. Welch stated that the site will have a 40ft driveway which will require a design waiver for the width.

There will be an underground basin, there are 2 existing monitoring wells in the driveway which are monitored by a LSRP (Licensed Site Remediation Professional). There are no other wells on the property.

Mr. Welch stated that the applicant meets the minimum lighting requirements but will need a variance for the light ratio on the property line.

Mr. Welch stated the security lighting will be LED lights and the applicant will coordinate with the police once they have a tenant for timing.

Member Descenza asked if there will be lighting on the perimeter of the building.

Mr. Welch stated that there will be an 8ft chain link fence with all the landscape plantings on the outside of the fence.

The applicant is not proposing sidewalks.

Mr. Clarkin of Piscataway Township has asked the applicant to make a voluntary contribution of \$6,750 for roadwork on Baekeland Ave.

The applicant agreed to this as a condition of approval.

Mr. Bucco asked about the number of trucks accessing the site during construction.

Chairperson Sherr asked a question regarding the septic system regarding where the applicant would be able to tie into the sewer system.

The applicant stated that they are going to do a septic system, there was no objection from Mr. Bucco.

Mr. Ricci commented on the pavement on the site. He stated there are no markings to delineate parking spaces and this would require a design waiver.

Mr. Ricci stated his concerns about keeping the drive aisle open for emergency vehicles to access the site.

Mr. Ricci suggested that there should be a page added to the plan for proposed parking areas.

Mr. Bucco confirmed that this is a yard site for contractors and that there will be no sales and will not be open to the public.

The applicant will comply with the March 1, 2024 Colliers Engineering letter.

The applicant will give a preliminary parking plan delineating the parking spaces once the tenant is secured.

Mr. Ricci stated that truck parking is not a permitted use.

The Board was informed that the site would be used for equipment or staging area.

Mr. Bucco asked if there would be material storage and wanted to know the height of the storage.

Member Kranz stated his concerns regarding having dump trucks that would dump stone in yard or piece of equipment sitting in the yard long term.

The Board discussed having language in the Resolution stating that no piece of single equipment can stay more than a month.

Member Kranz stated he was in favor of a time limit being added as vehicles should not be stationary for long term.

Mr. Bucco asked if there would be any mechanical work at the site.

The Board was informed there would be oil changes.

Member Descenza asked if there would be any on-site management.

The Board was informed there would be a manager on site.

Member Ryan stated his concerns that anything could happen with the contactor parking.

Mr. Faiela stated that he understood the Board concerns about outside equipment brought onto to the site.

Chairperson Sherr asked about the parking spaces being delineated on the plan.

Member Madden asked a question regarding the wells and the LSRP.

Mr. Welch answered the question regarding the LSRP.

Member Madden asked a question regarding the stormwater management report.

Mr. Welch answered the question, the applicant will comply with bulk standards, and they will comply with the Engineering report.

Mr. Welch stated that the applicant is seeking two variances regarding lighting and seeking two design waivers for the 40ft driveway and waiver for not installing a sidewalk.

The applicant will comply with Middlesex County and Freehold Soil.

Member Ryan mentioned the Shade Tree Commission, the Board stated as a condition of approval the applicant will need to comply with the Shade Tree Commission.

Member Woska confirmed that there would be no hazardous waste at the site.

Member Madden asked if the site was part of ISRA (Industrial Site Recovery Act).

Mr. Welch replied to the Board, not to his knowledge.

Chairperson Sherr opened the meeting to the public for questions, there being no questions, he closed the public portion and the Board continued with the application.

Mr. Robertson duly swore in Mr. Gary Kliesch of GK&A Architects, 36 Ames Ave, Rutherford, NJ 07070.

Mr. Kliesch stated his education and credentials.

The Board accepted Mr. Kleisch as an expert.

Mr. Kleisch described the ground floor plan; left side will have a man door, overhead doors, stairs, and restroom.

Mr. Kleisch described the mezzanine level; there will be a conference room, office area.

Mr. Kleisch described the exterior elevations of the building.

Exhibit A3 3/13/24 was entered as a colorized architectural plan.

Mr. Kleisch stated that the left middle of the building faces Baekeland Ave. and the signage is compliant.

Mr. Kleisch stated that the first floor is 6,550 sq. ft. and the mezzanine level is 1,275 sq. ft. for a total of 7,775 sq. ft.

Member Kranz asked about the configuration of the offices.

Mr. Kleisch stated where the bathroom and staircase are located, and offices can be configured for tenants.

Member Greco asked if the bathroom is ADA compliant.

Mr. Kleisch stated that the bathroom will be ADA compliant, and there is a work area on the first floor to meet ADA compliance.

Mr. Kleisch stated that the building will be sprinkled.

Chairperson Sherr opened to the public for questions for the applicant's Architect, there being none he closed the public portion and the Board continued with the application.

Member Woska asked if there will be ADA parking spaces.

The Board was informed that there will be ADA parking spaces.

Chairperson Sherr opened the meeting to the public for questions on this application, there being no public questions he closed the public portion for this application.

Mr. Faiella summarized the application stating that the contractor yard is a permitted use, seeking 2 minor variances for lighting and 2 design waivers for driveway width and no sidewalks, the applicant will work with the Board professionals. He requested an approval from the Board.

Mr. Robertson summarized the application and conditions discussed. The application is for major preliminary and final site plan with variance for lighting, and lighting variance on the property line, design waived or driveway width, no sidewalks proposed, the applicant has agreed to comply with the Engineer and Planner's memos, adjustment of well-comply with LSRP, modify landscape- work with Shade Tree Commission, applicant to work with police regarding security lighting once tenant is secured, Piscataway reimbursement for street work, Engineer to approve the site plan traffic plan, no retail sales on site, truck parking is not a permitted use on the site, time limits for vehicles, no storage of hazardous materials, only light vehicle maintenance, all signage to comply with Borough regulations, building to be sprinkled,

Chairperson Sherr opened to the public for questions or comments of the application. There being none he closed the public portion.

Member Descenza made a motion to approve the major preliminary and final site plan with conditions as stated, seconded by Member Kranz. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Chairperson Sherr-yes, Member Durkin-yes. Motion passed.

JLUB 2023-007

Major Preliminary and Final Site Plan

B & B 18 LLC
900-906 Lincoln Blvd.
Block 249 Lots 3 & 5

Mr. Steve Gouin stated he is representing B & B 18 LLC for the application for the expansion.

Mr. Gouin stated that there are two tenants at the site; there is currently a tenant that does stone counter tops and the rest of the building is the warehouse for candy business Mimi Sweets.

Mr. Robertson duly swore in Mr. William Vogt Jr. of L2Land Design.

Mr. Vogt stated his education and credentials.

The Board accepted Mr. Vogt as an expert witness.

Mr. Vogt stated the property is in the CLW zone.

Exhibit A1 3/13/2024 was entered as aerial photo- google earth image taken on Aug. 1, 2023(north is to the top of page and south is to the bottom of the page).

Mr. Vogt used Exhibit A1 to show the subject property highlighted in red, bordered by commercial property, to show the impervious surface on site, access by three driveways, the western side has ingress and egress to the site and there is a long wide driveway.

Exhibit A2 3/13/2024 was entered as a color rendering of site plan drawing C.03 showing the proposed addition.

Mr. Vogt used Exhibit A2 to show that the current building is 12,000 sq. ft. and after the addition the square footage would be 37,000 sq. ft., the access points would be from Lincoln Blvd, and there would be a new parking area in front of the building.

Mr. Vogt stated that there is green space on the southeast side of the property, there will be a bio retention basin for stormwater.

Mr. Vogt stated that there will be all new LED lighting; pole mounted, and lights mounted on the building.

Mr. Vogt stated the applicant will clean up the planter beds.

Mr. Vogt stated that the applicant needs a variance as they are 3.53% over on building coverage.

Mr. Vogt reviewed the parking table; there are 27 parking spaces including the ADA and EV spaces.

The Board was informed that business operates Monday through Friday. Business Hours Monday to Thursday are 8 a.m. to 4 p.m. and Fridays 8 a.m. to 3 p.m. There are no Saturday or Sunday operating hours.

The Board was informed that there will be 3 to 4 employees maximum.

The Board was informed that the Stone business will retain the 2, 500 sq. ft. of showroom and will only have one employee.

The Board was informed that Mimi's Sweets will have 5 employees maximum.

The Board was informed that deliveries are coming from overseas; there will be deliveries for 2 to 3 weeks a year – 10 to 12 deliveries.

The Board was informed that 40 ft. containers deliver the product for the entire year; the rest of the year the supply is distributed by vans or sprinter vans. The customers come to the site 4 to 6 times a week in small vehicles to pick up their supply of candy.

The Board was informed the trash is very minimal as it is just for the office.

The applicant will comply with the Engineer review letters.

Member Madden stated his concerns with flood area and maintenance for the stormwater.

Mr. Vogt stated that maintenance will be done quarterly and will provide the manual to Engineer. They will comply with all standards.

Member Madden asked how many employees there will be at the site.

Mr. Vogt stated that Mimi Sweets has 4 employees, and the granite company has 1 employee for a total of 5 employees at the site.

The applicant will file a deed consolidation and a storm water operations manual as a condition of approval.

The application is subject to the County Board due to the curbing on Lincoln Blvd.

Mr. Ricci confirmed that there will be no outside storage and all trash will be kept inside.

Mr. Michael La Place, Administrator mentioned the tree replacement comments from the Shade Tree Commission.

The Board stated as a condition of approval the applicant will need to work with the Shade Tree Commission.

Chairperson Sherr opened the meeting to the public, there being no questions the Board continued with the application.

Mr. Robertson duly swore in Mr. Nicholas Graviano, the Applicant's Architect.

Mr. Graviano stated his education and credentials.

The Board accepted Mr. Graviano as an expert witness.

Mr. Graviano stated that the building would be 12, 532 sq. ft. addition, the granite showroom is 3,100 sq. ft. The height of the current building is 24ft. and the addition would be 35ft.

Mr. Graviano stated that the construction would be a metal frame, there is no air conditioning planned to be installed in the addition. He explained that there would not be any chocolate being stored.

He stated that there will be heating installed. The roof mounted unit will be screened from view.

Mr. Bucco asked if the addition will have a sprinkler system.

Mr. Graviano stated that the current building has a sprinkler system, and the addition will have one too.

Mr. Gaviano stated the applicant is seeking a c variance as building coverage is 53% and 50% is maximum.

Mr. Ricci agreed that the deviations are minimal.

Member Dessino asked if the applicant will be connecting the addition on Lincoln Blvd.

Chairperson Sherr opened the application to the public for questions, there being no public questions, he closed the public portion and the Board continued with the application.

Mr. Gouin summarized the application and asked for an approval of the application.

Mr. Robertson summarized the application for major preliminary and final site plan, with 53% building coverage, the applicant will comply with Engineer and Planning memos, applicant will provide update lighting calculations, applicant agree with deed restrictions and will file the operation manual, street improvement on Lincoln Blvd for curbing will work with Board professionals, the outdoor storage removed, subject to Shade Tree Commission, RTU on roof will be screened, the addition will be sprinklered.

Member Madden made a motion to approve the application for major preliminary and final site plan, seconded by Member Descenza. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Chairperson Sherr-yes, Member Durkin-yes. Motion passed.

7. Correspondence

A. Rutgers Course- The Power and Duties of the Municipal Governing Body

Members received the information in the packet.

B. Roux- Freshwater Wetland General Permit Block 318 Lots 1.02, 43,44,50

No Action Required by the Board.


C. Zoning Ordinance 2107-24 Block 265 Lot 25

Members received the information in the packet.

8. Board Comments

The Board discussed Cannabis, 172 Baekeland Ave, corner of Hazelwood and Rt 28, 750 South Ave.

There being no further business, Member Descenza made a motion to adjourn the meeting at 9:25 pm, seconded by Member Ryan. Vote: All in favor. Meeting adjourned.


10-Apr-24

Joe Descenza, Secretary
Caruso


4/10/24

Karen Wick, Board Clerk